



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting May 8, 2018

**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 May 8, 2018 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	Jere Earlywine	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

April 30, 2018

Board of Supervisors
Catalina at Winkler Preserve
Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Tuesday, May 8, 2018 at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the advance agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 13, 2018 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Months of January, February, and March 2018 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Audit Committee Recommendations
 - B. Review and Acceptance of Reserve Study as Prepared by Florida Reserve Study Tab 3
 - C. Presentation of Proposed Budget for Fiscal Year 2018/2019 Tab 4
 - D. Consideration of Resolution 2018-06, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Presentation of Registered Voter Count as of April 15, 2018, as Provided by the Lee County Supervisor of Elections Tab 6
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

Cc: Jere Earlywine, 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, February 13, 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
Butch Johnston	Board Supervisor, Assistant Secretary
Dick Bonito	Board Supervisor, Assistant Secretary
Louis Sanchez	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Wes Kayne	District Engineer, Barraco & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Special Board of Supervisors' Meeting
held on December 06, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on December 06, 2017 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on December 06, 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 November and December 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of November 1-30, 2017 which totaled \$12,790.23 and the period of December 1-31, 2017 which totaled \$5,007.17. She asked if there were any questions regarding any item of expenditure. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of November 2017 which totaled \$12,790.23, and the Month of December 2017 which totaled \$5,007.17, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Appointment of an Audit Committee and
Scheduling of the First Meeting of the
Audit Committee**

Ms. Blandon provided an overview of the Auditor selection process and asked the Board to appoint an Audit Committee and set the first meeting of the Committee.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board Appointed itself as the Audit Committee and set the first meeting of the Audit Committee for Tuesday, May 8, 2018 at 2:30 p.m., to be held at the office of Rizzetta & Company Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Earth Balance Proposal
for Preserve Plantings**

Ms. Blandon presented the proposal received from Earth Balance for installation of Sand Cord Grass along the wetland buffer. She advised the proposal is in accordance with requirements of South Florida Water Management District.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Approved the Proposal from Earth Balance for Plantings, in the amount of \$4,158.00, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Review of Lake Maintenance Project
Proposals**

Ms. Blandon reviewed the proposal received from Copeland Southern Enterprises (\$141,775.00) and Crocker Land Development (\$59,000.00) for lake bank repairs. She suggested adding an allowance for sod replacement in the staging areas. Mr. Kayne provided an overview related to the second half of lake #2 and the proposal received.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Approved the Proposal received from Crocker Land Development for an Amount Not to Exceed \$70,000, Subject to Preparation of an Agreement by Counsel and Further Authorizing the Chairman to Execute the Agreement, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Barraco & Associated Proposal for NPDES MS4 Permit Year 1 Annual Report (Cycle 4)

Mr. Kayne provided an overview of the proposal and provided information related to the partial year report recently filed. Mr. Kayne and Mr. Earlywine responded to questions from the Board.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Approved the Proposal from Barraco & Associates for NPDES MS4 Permit Year 1 Annual Report (cycle 4), for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.

- B. District Engineer
Mr. Kayne distributed exhibits related to pool overflow areas and erosion that has resulted. He advised his office can prepare an exhibit detailing remediation of the erosion. Mr. Kayne advised some of these areas will be repaired during the lake two remediation, though others may need to be put on notice that it is the Owner's responsibility to maintain the drainage and not negatively impact the CDD lake banks. Mr. Sherman inquired regarding addressing the homeowners to ensure their pools do not impact the lake bank after the remediation is complete. Mr. Kayne confirmed. Mr. Earlywine inquired regarding permitting requirements or HOA docs that may address these banks. Mr. Sherman advised the HOA docs do not address lake banks. Ms. Blandon advised that her recommendation is for Mr. Kayne to prepare a repair protocol for these banks and then she can send that protocol to the Owners along with a letter notifying them that they are required to make the necessary repairs per the repair protocol to be prepared by the District Engineer. She further advised her letter will include a deadline as well as language related to the Owners notifying Staff once repairs are completed.

- C. District Manager
Ms. Blandon announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, May 8, 2018 at 2:30 pm.

Mr. Sherman inquired any further action needed related to the bond refinance. Ms. Blandon and Mr. Earlywine confirmed the bond refinance is complete.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Johnston inquired regarding the weir at lake two that may need a plate for safety purposes. Mr. Kayne advised he will follow up with Mr. Tarn and move forward with the necessary repairs. Mr. Johnston inquired regarding the man hole covers located within the street being removed and not properly replaced; he advised the young man doing the work identified himself as being with Barraco and Associates. Mr. Kayne advised he will have the issue remediated.

Mr. Kirkbride inquired regarding paper copies of the Agendas. Discussion ensued. Mr. Sherman asked that Ms. Blandon obtain a proposal for printed agendas.

ELEVENTH 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. Johnston, seconded by Mr. Bonito, with all in favor, the Board adjourned the meeting at 3:37 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 January 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2018 through January 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,788.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2018 Through January 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	000401	17972	Engineering Services 10/17	\$ 602.41
Catalina at Winkler Homeowner's Association, Inc.	000402	Dec-17	Reimb HOA for Electric Service for Aerator System 12/17	\$ 140.00
Florida Power and Light Company	000408	11246-08348 12/17	17213 Wrigley Cir #Aerator 12/17	\$ 68.90
Hopping Green & Sams	000404	97273	General/Monthly Legal Services 10/17	\$ 1,358.12
Hopping Green & Sams	000409	97926	General/Monthly Legal Services 11/17	\$ 750.95
Lake Masters Aquatic Weed Control, Inc.	000405	17-09954	Monthly Aquatic Weed Control 12/17	\$ 435.00
Lee County Comm Dev/Public Works Center	000411	2079	Annual Regulatory Program & Surveillance Fee 2018	\$ 560.00
Rizzetta & Company, Inc.	000406	INV0000029405	District Management Fees 01/18	\$ 3,629.17
Rizzetta Technology Services, LLC	000407	INV0000002954	Website & Email Hosting Services 01/18	\$ 175.00
Vertex Water Features	000410	880025284	Aerator Repair	<u>\$ 3,068.50</u>
Report Total				<u>\$ 10,788.05</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 17972
 Date 12/15/2017
 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	1,262.38	50,495.25	50,495.25	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	100.00	1,500.00	1,500.00	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	100.00	5,000.00	5,000.00	0.00
28 (LS) Meeting Representation - Add 6	250.00	100.00	250.00	0.00	250.00
29 (LS) Annual Report Preparation - Add 6	1,750.00	100.00	1,750.00	1,400.00	350.00
23 (TM) Out of Scope Services	0.00	0.00	32,966.25	32,966.25	0.00
24 (TM) Reimbursables	0.00	0.00	201.58	199.17	2.41
Total	65,500.00	226.91	148,623.08	148,020.67	602.41

Catalina @ Winkler Preserve CDD
Project 22271 Catalina @ Winkler CDD

Invoice number 17972
Date 12/15/2017

24 (TM) Reimbursables

8 1/2 x 11 copies

Reimbursables subtotal

Units	Billed Amount
34.00	2.41
	2.41

Invoice total **602.41**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17972	12/15/2017	602.41	602.41				
	Total	602.41	602.41	0.00	0.00	0.00	0.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Belinda Blandon Date 12/21/17
Date entered **DEC 21 2017**
Fund 001 GL 51300 OC 3103
Check # _____

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: December 31, 2017
INVOICE # Dec-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
Dec - Aerator electrical service running of pool electric at Catalina	\$140.00
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Bolinda Blandon</u> Date <u>1/2/2018</u></p> <p>Date entered <u>JAN 02 2018</u></p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4311</u></p> <p>Check # _____</p>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
TOTAL	\$140.00



/ 27

5319112460834850986000000

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

B 8 5319 5

AUTO **R2 1280
108742



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	\$68.90	Jan 18 2018	\$

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

For: Nov 28 2017 to Dec 28 2017 (30 days)

Customer name: CATALINA AT WINKLER

Statement date: Dec 28 2017

Service address: 17213 WRIGLEY CIR # AERATOR

Next meter reading: Jan 29 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
63.00	63.00 CR	0.00	0.00	68.90	\$68.90	Jan 18 2018

Meter reading - Meter ACD7626

Current reading 36453
Previous reading - 35871
kWh used 582

Amount of your last bill 63.00
Payment received - Thank you 63.00 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	552	582
Service days	30	30
kWh per day	18	19

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

Electric service amount	63.59**
Storm charge	0.66
Gross receipts tax	1.65
Franchise charge	3.00
Total new charges	\$68.90

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

Customer charge: \$10.00
Fuel: \$16.41
(\$0.028200 per kWh)
Non-fuel: \$37.18
(\$0.063890 per kWh)

Total amount you owe \$68.90

- Payment received after **March 19, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- As part of a four-year rate agreement approved in 2016, a base rate increase will take effect in January that includes costs for new solar power plants. It will be largely offset by decreases in other charges that also change in January. Learn more: FPL.com/rates.

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

D/M approval Belinda Blandon Date 1/8/2018Date entered JAN 05 2018Fund 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

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

November 30, 2017

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

Bill Number 97273

Date Rec'd Rizzetta & Co., Inc. DEC 08 2017 Billed through 10/31/2017

D/M approval Belinda Blandon Date 12/21/17

Date entered DEC 21 2017

Fund 001 GL 51400 OC 3101

Check# _____

General Counsel/Monthly Meeting
CATCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

10/03/17	JLE	Confer with District Manager regarding agenda and pending items; follow-up e-mail regarding the same.	0.30 hrs
10/04/17	JLE	E-mail correspondence regarding deferred cost waiver; analyze indenture provisions; conference call regarding upcoming Board meeting and preparation regarding the same; e-mail correspondence to bond counsel.	1.20 hrs
10/06/17	JLE	Confer with developer representative regarding deferred cost waiver; follow-up regarding the same.	0.30 hrs
10/10/17	JLE	Confer with Staff regarding release; prepare for, travel to and from, and attend Board meeting.	2.60 hrs

Total fees for this matter \$1,210.00

DISBURSEMENTS

Travel	144.12
Travel - Meals	4.00

Total disbursements for this matter \$148.12

MATTER SUMMARY

Earlywine, Jere L.	4.40 hrs	275 /hr	\$1,210.00
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TOTAL FEES	\$1,210.00
TOTAL DISBURSEMENTS	\$148.12

TOTAL CHARGES FOR THIS MATTER **\$1,358.12**

BILLING SUMMARY

Earlywine, Jere L.	4.40 hrs	275 /hr	\$1,210.00
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TOTAL FEES \$1,210.00

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TOTAL DISBURSEMENTS	\$148.12
TOTAL CHARGES FOR THIS BILL	\$1,358.12

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

December 31, 2017

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

Bill Number 97926
Billed through 12/31/2017

Date Rec'd Rizzetta & Co., Inc. JAN 10 2018

D/M approval Belinda Blandon 1/12/2018

Date entered JAN 12 2018

Fund 001 GL 51400 OC 3107

Check# _____

General Counsel/Monthly Meeting

CATCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

11/28/17	JLE	Address issue regarding auditor selection; review meeting minutes and confer with Hardwick, et al., regarding the same; confer with Blandon regarding audit question; prepare budget amendment resolution; e-mail correspondence regarding the same.	0.60 hrs
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12/08/17	JLE	Conferences with SFWMD representative, and District Manager regarding preserve maintenance; prepare letter regarding the same; follow-up regarding the same.	2.10 hrs
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Total fees for this matter	\$742.50
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DISBURSEMENTS

Conference Calls	8.45
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Total disbursements for this matter	\$8.45
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MATTER SUMMARY

Earlywine, Jere L.	2.70 hrs	275 /hr	\$742.50
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TOTAL FEES	\$742.50
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TOTAL DISBURSEMENTS	\$8.45
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TOTAL CHARGES FOR THIS MATTER	<u>\$750.95</u>
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BILLING SUMMARY

Earlywine, Jere L.	2.70 hrs	275 /hr	\$742.50
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TOTAL FEES	\$742.50
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TOTAL DISBURSEMENTS	\$8.45
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TOTAL CHARGES FOR THIS BILL	<u>\$750.95</u>
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Please include the bill number on your check.

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

Invoice

DATE	INVOICE #
12/1/2017	17-09954

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 style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>DEC 01 2017</u></p> <p>D/M approval <u>Belinda Blandon</u> Date <u>12/1/2017</u></p> <p>Date entered <u>DEC 01 2017</u></p> <p>Fund <u>OGI</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



Invoice

BILL TO

Catalina at Winkler Preserve
Ms. Kristen Suit
Rizzetta and Company, Inc.
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

FROM

LEE COUNTY NATURAL RESOURCES
1500 Monroe Street
Fort Myers, FL 33901

DATE	INVOICE #	TERMS
1/10/2018	2079	Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Year 2018 Annual Regulatory Program and Surveillance Fees for Municipal Separate Storm Sewer System Permit		560.00	560.00
For Internal Use Only: OC5379015502.504970 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Belinda Blandon</u> Date <u>1/22/18</u> Date entered <u>JAN 19 2018</u> Fund <u>001 GL 51300 OC 4902</u> Check # _____			
Make Checks Payable to: LEE COUNTY BOARD OF COUNTY COMMISSIONERS (LEE COUNTY BOCC)			TOTAL \$560.00

Please Remit to:
Lee County Comm. Dev/Public Works Center
1500 Monroe Street, 4th Floor Fort Myers, FL 33901
Attn: Fiscal Pool

For Questions, please call Amanda Wilson 239-533-8551

Cycle 4 Year 1 NPDES MS4 Permit Fees Chapter 62-4 versus proposed ILA

Municipal Fees	Permit Fees per Chapter 62-4	Proposed by Agreement	Net Savings by Agreement
Bonita Springs	\$ 1,987	\$ 1,301	\$ 686
Cape Coral	\$ 7,054	\$ 4,574	\$ 2,480
Fort Myers	\$ 3,001	\$ 1,845	\$ 1,155
Fort Myers Beach	\$ 314	\$ 186	\$ 128
Sanibel	\$ 289	\$ 192	\$ 97
Lee County	\$ 14,092	\$ 10,238	\$ 3,854
Municipal Sub-Total	\$ 26,736	\$ 18,336	\$ 8,400

District Fees

San Carlos Estates	\$ 1,875	\$ 560	\$ 1,315
Bay Creek/Bayside	\$ 1,875	\$ 560	\$ 1,315
Brooks	\$ 1,875	\$ 560	\$ 1,315
Gateway	\$ 1,875	\$ 560	\$ 1,315
East Mulloch	\$ 1,875	\$ 560	\$ 1,315
LAMSID	\$ 1,875	\$ 560	\$ 1,315
FDOT	\$ 1,875	\$ 560	\$ 1,315
River Ridge	\$ 1,875	\$ 560	\$ 1,315
Heritage Palms	\$ 1,875	\$ 560	\$ 1,315
Lucaya	\$ 1,875	\$ 560	\$ 1,315
Miromar Lakes	\$ 1,875	\$ 560	\$ 1,315
River Hall	\$ 1,875	\$ 560	\$ 1,315
Catalina at Winkler Preserve	\$ 1,875	\$ 560	\$ 1,315
CFM CDD	\$ 1,875	\$ 560	\$ 1,315
Colonial Country Club	\$ 1,875	\$ 560	\$ 1,315
Districts Sub-Total	\$ 28,125	\$ 8,400	\$ 19,725

	W/O Agreement	W/ Agreement	Savings
Permit Total	\$ 54,861	\$ 26,736	\$ 28,125

The Permit Fee is established by Chapter 62-4 F.A.C.

"For permitted counties with populations greater than 100,000 the permit fee is \$13,000 plus \$0.025 times the total permitted population. (b) Except as provided in paragraph 62-4.052(10)(c), F.A.C., permittees and co-permittees to each permit will be invoiced individually for their respective share of the annual fee. The individual fee shall be pro-rated based on the percentage of each co-permittee's population as compared to the total permit population listed above. Additional fees apply as follows:

1. Invoices under this subsection shall be a minimum of \$100 to cover processing costs.
2. For co-permittees that do not have associated populations, such as Florida Department of Transportation Districts and Drainage Districts, other than existing state water management districts, the fee shall be \$1,315.

(c) For convenience, co-permittees of any one permit may choose to receive only one invoice to cover the entire annual fee. In order to receive one invoice, co-permittees to any one permit shall:

1. Mutually agree to share the cost of the annual fee and be party to an executed interlocal agreement for cost sharing among all co-permittees.
2. Designate a specific co-permittee to act as representative for all co-permittees regarding the annual fee. The fee designee shall notify the Department in writing, not less than 120 days prior to the end of a calendar year, that only one invoice will be required for the annual fee for the forthcoming calendar year."

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

Invoice

Date	Invoice #
1/1/2018	INV0000029405

Bill To:

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

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

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,666.67	\$1,666.67
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,095.83	\$1,095.83
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Belinda Blandon</u> Date <u>1/2/2018</u></p> <p>Date entered <u>JAN 02 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>See above</u></p> <p>Check # _____</p>			
Subtotal			\$3,629.17
Total			\$3,629.17

Tampa FL 33614

Date	Invoice #
1/1/2018	INV0000002954

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

Services for the month of	Terms	Client Number
January		00327

Description		Qty	Rate	Amount
EMail Hosting		5	\$15.00	\$75.00
Website Hosting Services		1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Belinda Blandon</u> Date <u>1/2/2018</u></p> <p>Date entered <u>JAN 02 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>				
Subtotal			\$175.00	
Total			\$175.00	



Vertex Water Features

Lake Aeration Systems & Floating Fountains

2100 NW 33rd Street · Pompano Beach · Florida · 33069
844-432-4303

Invoice

Date	Invoice #	Account #
12/30/2017	880025284	0589180

Bill To

Catalina at Winkler Pres CDD 0589180
c/o Rizzetta & Company, Inc.
9530 Marketplace Road, #206
Fort Myers, FL 33912
USA

Ship To

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

P.O. Number	Terms	Rep
	Net 30	KR
1	Aerator Repair - A/R: Air 3 XL5 at Lake #3; Installed new self-sinking bottomline tubing, new air stations with flexible membrane diffusers and balanced and checked air stations.	3,068.50
		3,068.50

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

D/M approval Belinda Blandon Date 1/12/2018

Date entered JAN 12 2018

Fund 001 GL 53800 OC 4601

Check # _____

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

Total

\$3,068.50

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2018 through February 28, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,182.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2018 Through February 28, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Systems, Inc.	000419	0000401541	Quarterly Aerator Maintenance 02/18	\$ 257.00
Aquatic Systems, Inc.	000419	0000401542	Quarterly Fountain Maintenance 02/18	\$ 120.00
Barraco and Associates, Inc.	000414	18100	Engineering Services 01/18	\$ 871.75
Catalina at Winkler Homeowner's Association, Inc.	000421	Jan-18	Reimb HOA for Electric Service for Aerator System 01/18	\$ 140.00
Florida Power and Light Company	000416	11246-08348 01/18	17213 Wrigley Cir #Aerator 01/18	\$ 64.85
Floyd Johnston	000422	BJ021318	Board of Supervisors Meeting 02/13/18	\$ 200.00
John E. Kirkbride	000423	JK021318	Board of Supervisors Meeting 02/13/18	\$ 200.00
Keith Sherman	000425	KS021318	Board of Supervisors Meeting 02/13/18	\$ 200.00
Louis G. Sanchez	000424	LS021318	Board of Supervisors Meeting 02/13/18	\$ 200.00
Richard Bonito	000420	RB021318	Board of Supervisors Meeting 02/13/18	\$ 200.00
Rizzetta & Company, Inc.	000412	INV0000030087	District Management Fees 02/18	\$ 3,629.17
Rizzetta Technology Services, LLC	000413	INV0000003040	Website & Email Hosting Services 02/18	\$ 175.00
Solitude Lake Management, LLC	000417	PI-A00150089	Lake & Pond Service 01/18	\$ 435.00
Solitude Lake Management, LLC	000426	PI-A00153922	Lake & Pond Service 02/18	\$ 435.00
The Breeze Corporation	000418	110275 - 01/18	Acct #L00993 Legal Advertising 01/18	\$ <u>54.50</u>

Report Total **\$ 7,182.27**



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: 2/1/2018

INVOICE NUMBER: 0000401541

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 - February		257.00	257.00

RECEIVED
FEB 05 2018
Date Rec'd Director & Co. Inc.
D/M *Belinda Blandon* 2/9/2018
Date entered: FEB 08 2018
Fund 001 *53800* SALES TAX: (0.0%) *4601* \$0.00
Check # _____ 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.**



Address Changes (Note on Back of this Slip)

Please include contact name and phone number

DATE: 2/1/2018

INVOICE NUMBER: 0000401541

CUSTOMER NUMBER: 0590680

TOTAL AMOUNT DUE: \$257.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 2/1/2018

INVOICE NUMBER: 0000401542

CUSTOMER NUMBER: 0590780

PO NUMBER:

PAYMENT TERMS: Net 30

Catalina@Winkler CDD-FC
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 - February		120.00	120.00

RECEIVED
FEB 05 2018

Date Rec'd Rizzetta & Co., Inc.

D/M approval Belinda Blandon Date 2/9/2018

Date entered FEB 08 2018

Fund 001 GI 5380/Doc 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: 2/1/2018

INVOICE NUMBER: 0000401542

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 18100
 Date 01/30/2018

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	1,275.79	51,031.50	50,495.25	536.25
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	100.00	1,500.00	1,500.00	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	100.00	5,000.00	5,000.00	0.00
28 (LS) Meeting Representation - Add 6	250.00	100.00	250.00	250.00	0.00
29 (LS) Annual Report Preparation - Add 6	1,750.00	100.00	1,750.00	1,750.00	0.00
23 (TM) Out of Scope Services	0.00	0.00	33,301.75	32,966.25	335.50
24 (TM) Reimbursables	0.00	0.00	201.58	201.58	0.00
Total	65,500.00	228.24	149,494.83	148,623.08	871.75

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Professional Engineer	2.75	195.00	536.25
<i>Prepare for and attend CDD BOS meeting.</i>			

23 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
Construction Observer	2.25	78.00	175.50
<i>Lake 2 inspection with notes and pictures</i>			
Project Manager	0.50	120.00	60.00
<i>Lake #2 review</i>			
Planning Technician	1.00	100.00	100.00
<i>CDD lake maintenance exhibit</i>			
subtotal	3.75		335.50
Out of Scope Services subtotal			335.50

Invoice total **871.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18100	01/30/2018	871.75	871.75				
	Total	871.75	871.75	0.00	0.00	0.00	0.00

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval Belinda Blandon Date 2/5/2018
 Date entered FEB 02 2018
 Fund 001 GL 51300 OC 3103
 Check # _____

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE:
INVOICE #
FOR:

January 31, 2018
Jan-18
Electric Service

email to: dmurphy@rizzetta.com

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

DESCRIPTION	AMOUNT
Jan - Aerator electrical service running of pool electric at Catalina	\$140.00
<p>RECEIVED FEB 09 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Belinda Blandon</u> Date <u>2/16/18</u> Date entered FEB 14 2018 Fund <u>001</u> GI <u>53100</u> OC <u>4311</u> Check # _____</p> <p>Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907</p>	
TOTAL	\$140.00



FPL

/ 27

5319112460834805846000000

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

B 2,5,8 5319 0

AUTO **R2 1280
082688



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	\$64.85	Feb 19 2018	\$

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

For: Dec 28 2017 to Jan 29 2018 (32 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Statement date: Jan 29 2018

Next meter reading: Feb 26 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
68.90	68.90 CR	0.00	0.00	64.85	\$64.85	Feb 19 2018

Meter reading - Meter ACD7626

Current reading 36992
Previous reading - 36453
kWh used 539

Energy usage

	Last Year	This Year
kWh this month	552	539
Service days	30	32
kWh per day	18	17

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

Customer charge: \$10.09
Fuel: \$14.31
(\$0.026550 per kWh)
Non-fuel: \$35.45
(\$0.065770 per kWh)

Amount of your last bill 68.90
Payment received - Thank you 68.90 CR
Balance before new charges \$0.00

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

Electric service amount	59.85**
Storm charge	0.63
Gross receipts tax	1.55
Franchise charge	2.82
Total new charges	\$64.85

Total amount you owe \$64.85

- Payment received after **April 18, 2018** is considered **LATE**; a late payment charge of **1%** will apply.

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

D/M approval Belinda Blandon Date 2/5/2018Date entered FEB 02 2018Fund 001 GL 53100 OC 4311

Check # _____

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



FPL

Catalina at Winkler Preserve CDDMeeting Date: February 13, 2018**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Keith Sherman	✓	X
John Kirkbride	✓	X
Butch Johnston	✓	X
Richard Bonito	✓	X
Louis Sanchez	✓	X

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:31 PM
Meeting End Time:	3:37 PM
Total Meeting Time:	1 hr 6 mins

Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

DM Signature: _____

11251105
FEB 16 2018
Date Rec'd Nizzeita Group, Inc. _____
D/M approval Belinda Blandon Date 2-16-18
Date entered **FEB 16 2018**
Fund 001 GLS1100 OC 1101
Check # _____

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

Invoice

Date	Invoice #
2/1/2018	INV0000030087

Bill To:

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

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

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,666.67	\$1,666.67
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,095.83	\$1,095.83
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>O/M approval <u>Belinda Blandon</u> Date <u>1/26/18</u></p> <p>Date entered <u>JAN 26 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>see above</u></p> <p>Check # _____</p>			
Subtotal			\$3,629.17
Total			\$3,629.17

Tampa FL 33614

Date	Invoice #
2/1/2018	INV0000003040

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

Services for the month of	Terms	Client Number
February		00327

Description		Qty	Rate	Amount
EMail Hosting		5	\$15.00	\$75.00
Website Hosting Services		1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Belinda Blandon</u> Date <u>1/26/18</u></p> <p>Date entered <u>JAN 26 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>				
		Subtotal		\$175.00
		Total		\$175.00



INVOICE

Invoice Number: PI-A00150089
Invoice Date: 01/01/18

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: Catalina At Winkler Preserve

SOLD TO: Catalina At Winkler Preserve
Catalina At Winkler Preserve
9530 Market Place Road Ste. 206
Ft. Myers, FL 33912

CUSTOMER ID	CUSTOMER PO	Payment Terms	
C2205		Due upon receipt	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Rill Kirth			01/01/18

Qty	Item / Description	Unit Price	Extension
1	01/01/18 - 01/31/18 Annual Lake & Pond Management Services SVR05727 Annual Lake & Pond Management Services	435.00	435.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Belinda Blandon Date 2/5/2018
Date entered FEB 02 2018
Fund 001 GL 53800 OC 4002
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	435.00
Sales Tax	0.00
Total Invoice	435.00
Payment Received	
TOTAL	435.00



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00153922

Invoice Date: 02/01/18

PROPERTY: Catalina At
Winkler
PreserveSOLD TO: Catalina At Winkler Preserve
Catalina At Winkler Preserve
9530 Market Place Road Ste. 206
Ft. Myers, FL 33912

CUSTOMER ID

C2205

CUSTOMER PO

Payment Terms

Due upon receipt

Sales Rep ID

Bill Kurth

Shipment Method

Ship Date

Due Date

02/01/18

Qty	Item / Description	Unit Price	Extension
1	02/01/18 - 02/28/18 Annual Lake & Pond Management Services SVR05727 Annual Lake & Pond Management Services	435.00	435.00

RECEIVED

FEB 15 2018

Date rec'd Mizzell & Co., Inc.

D/M approval Belinda Blandon Date 2/16/18Date entered FEB 15 2018Fund 001 GL 53800 OC 46002

Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	435.00
Sales Tax	0.00
Total Invoice	435.00
Payment Received	
TOTAL	435.00

**BREEZE NEWSPAPERS**

P.O.Box 151306

CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
019022	1/31/18
ACCOUNT NUMBER	BILLING PERIOD
L00993	JANUARY 2018
TOTAL AMOUNT DUE	
54.50	

WRITE AMOUNT
ENCLOSED**ADVERTISING INVOICE/STATEMENT**

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CATALINA AT WINKLER PRESERVE CDD 5488 OLD PASEO RD. STE 100 WESLEY CHAPET FL 33544 ATTN: ACCOUNTS PAYABLE	THE DAILY BREEZE C/O THE BREEZE CORP. P.O. BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
31	000109147 PRINTED IN:	PREVIOUS BALANCE NOTICE OF PUBLIC MEE BZ, OB BZ DAILY BREEZE OB FMB OBSERVER				0.00 54.50
<p style="text-align: right;">RECEIVED FEB 5 2018 BY:</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Belinda Blandon</u> Date <u>2/9/2018</u> Date entered <u>FEB 08 2018</u> Fund <u>001 GL S13000C 4801</u> Check # _____</p>						

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	54.50	.00	54.50	.00	.00	.00	54.50
STATEMENT NUMBER		BILLING DATE		TERMS			ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
019022		1/31/18		Balance due upon receipt of this invoice/statement			
ACCOUNT NUMBER		BILLING PERIOD					
L00993		JANUARY 2018					
CONTRACT INFORMATION							
EXPIRATION DATE		REQUIREMENT		NAME OF ADVERTISER			
				CATALINA AT WINKLER			
CURRENT MONTH		CUMULATIVE		SALESPERSON			
				SUSAN DATO			

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2018 through March 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,979.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2018 Through March 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	000427	18152	Engineering Services 02/18	1,118.25
Crocker Land Development, LLC	000431	1809	2018 Lake Bank Repair	14,975.00
Crocker Land Development, LLC	000431	1809	2018 Lake Bank Repair	(14,975.00)
Florida Power and Light Company	000430	11246-08348 02/18	17213 Wrigley Cir #Aerator 02/18	57.34
Rizzetta & Company, Inc.	000428	INV0000030676	District Management Fees 03/18	3,629.17
Rizzetta Technology Services, LLC	000429	INV0000003130	Website & Email Hosting Services 03/18	<u>175.00</u>
			Total 10103 - Cash-Suntrust Operating Account	<u>4,979.76</u>
Report Total				<u>4,979.76</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 18152
Date 02/22/2018

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	1,303.74	52,149.75	51,031.50	1,118.25
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	100.00	1,500.00	1,500.00	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	100.00	5,000.00	5,000.00	0.00
28 (LS) Meeting Representation - Add 6	250.00	100.00	250.00	250.00	0.00
29 (LS) Annual Report Preparation - Add 6	1,750.00	100.00	1,750.00	1,750.00	0.00
Add 7.1 (LS) Meeting Representation - Add 7	1,500.00	0.00	0.00	0.00	0.00
Add 7.2 (LS) Inspection & Docu of District Fac - Add 7	2,500.00	0.00	0.00	0.00	0.00
Add 7.3 Proactive Illicit Discharge Inspec - Add 7	1,500.00	0.00	0.00	0.00	0.00
Add 7.4 (LS) TMDL Rpt - Add 7	750.00	0.00	0.00	0.00	0.00

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
Add 7.5 (LS) Annual Report Prep - Add 7	2,500.00	0.00	0.00	0.00	0.00
23 (TM) Out of Scope Services	0.00	0.00	33,301.75	33,301.75	0.00
24 (TM) Reimbursables	0.00	0.00	201.58	201.58	0.00
Total	74,250.00	202.85	150,613.08	149,494.83	1,118.25

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Construction Observer	5.25	78.00	409.50
<i>Lake bank inspection for erosion caused by pool overflows</i>			
<i>Upload GPS Photos and create exhibit for pool overflow wash-outs</i>			
Professional Engineer	1.25	195.00	243.75
<i>Lake 2 coordination.</i>			
<i>Lake bank washouts due to pools. Exhibit assistance.</i>			
<i>Correspondence with Lee County regarding NPDES. Cycle 4 year 1 proposal.</i>			
Project Manager	2.00	120.00	240.00
	1.50	150.00	225.00
<i>Lake No. 2 bids</i>			
subtotal	10.00		1,118.25
Phase subtotal			1,118.25

Invoice total **1,118.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18152	02/22/2018	1,118.25	1,118.25				
	Total	1,118.25	1,118.25	0.00	0.00	0.00	0.00

RECEIVED

FEB 22 2018

Date rec'd Rizzuto & Co., Inc.

J/M approval Belinda Blandon Date 2/27/2018

Date entered **FEB 22 2018**

Fund 001 GIS 300 OC 3103

Check #

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

Date 3/12/2018
Invoice # 1809

Bill To

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

Ship To

P.O. #
Terms

Ship Date 3/12/2018
Due Date 3/12/2018
Other

Item	Description	Qty	Price	Amount
Deposit	2018 Lake Bank Repair project at Catalina at Winkler Preserve. Contract amount \$59,900.00.		14,975.00	14,975.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Belinda Blandon Date 3/16/2018
Date entered MAR 16 2018
Fund 001 GL 53800 OC 4602
Check # _____

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

Subtotal	\$14,975.00
Sales Tax (0.0%)	\$0.00
Total	\$14,975.00
Payments/Credits	\$0.00
Balance Due	\$14,975.00

Crocker Land Development, LLC.
cbhservice@aol.com

239-229-8003
239-997-5129



/ 27

5319112460834884375000000

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

B 7,8 5319 8

AUTO **R2 1280
068117



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	\$57.34	Mar 19 2018	\$

Your electric statement

For: Jan 29 2018 to Feb 26 2018 (28 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Account number: 11246-08348

Statement date: Feb 26 2018

Next meter reading: Mar 28 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
64.85	64.85 CR	0.00	0.00	57.34	\$57.34	Mar 19 2018

Meter reading - Meter ACD7626

Current reading 37456
Previous reading - 36992
kWh used 464

Energy usage

	Last Year	This Year
kWh this month	503	464
Service days	28	28
kWh per day	18	17

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

Customer charge: \$10.09
Fuel: \$12.32
(\$0.026550 per kWh)
Non-fuel: \$30.52
(\$0.065770 per kWh)

Amount of your last bill 64.85
Payment received - Thank you 64.85 CR
Balance before new charges \$0.00

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

Electric service amount	52.93**
Storm charge	0.54
Gross receipts tax	1.37
Franchise charge	2.50
Total new charges	\$57.34

Total amount you owe \$57.34

- Payment received after **May 16, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- Several rate changes take effect in March: a base rate increase and fuel charge decrease for new solar plants; a routine storm charge adjustment; and decreases in other charges to reflect a coal plant closure and the end of the temporary storm charge. Learn more: FPL.com/rates.

RECEIVED

MAR 02 2018

Date Rec'd RIZZETTA & CO., INC.

O/M approval Belinda Blandon Date 3/9/2018

Date entered MAR 07 2018

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



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

Invoice

Date	Invoice #
3/1/2018	INV0000030676

Bill To:

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

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

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,666.67	\$1,666.67
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,095.83	\$1,095.83
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
<p>PAID FEB 26 2018 L236360 to Rizzetta & Company, Inc. D/M approval <u>Belinda Blandon</u> Date <u>3/5/2018</u> Date entered <u>MAR 01 2018</u> Fund <u>001</u> GLS <u>300</u> <u>OWNERS</u> check #</p>			
Subtotal			\$3,629.17
Total			\$3,629.17

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
3/1/2018	INV0000003130

Bill To:

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

Services for the month of	Terms	Client Number
March		00327

Description	Qty	Rate	Amount
EMail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
		Subtotal	\$175.00
		Total	\$175.00

RECEIVED

FEB 27 2018

Date Rec'd Rizzetta & Co., Inc.

O/M approval Belinda Blandon Date 3/5/2018

MAR 01 2018

Date entered

Fund 001 GL 51300 CC 5103

Check #

Tab 3

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis
for
Catalina at Winkler Preserve CDD

April 5, 2018



Funding Reserve Analysis
for
Catalina at Winkler Preserve CDD

Table of Contents

Pages	Subject
1	Report Cover Sheet
2	Table of Contents
3 to 17	Reserve Study Summary
18	Reserve Item Summary
19	Reserve Item Listing
20	Present Cost Report
21	Cash Flow
22 to 23	Assessment Summary
24	Expense Report
25 to 26	Expense Summary

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

April 5, 2018

Catalina at Winkler Preserve CDD
8409 Sumner Ave
Fort Myers, FL 33908

Board of Directors,

We are pleased to present to Catalina at Winkler Preserve CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Catalina at Winkler Preserve CDD commenced operations in September 2005. The community is comprised of 282 owners which consist of single family homes. The community started construction in 2005 and the first units were built shortly thereafter. Home construction in the community has been gradual since inception and the community finished construction in 2012. The CDD encompasses 111.27 acres and is located in Fort Myers, Lee County, Florida.

Date of Physical Inspection

The subject property was physically inspected on March 30, 2018 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2018-2019 fiscal year plus 30 years. The Study Start Date is October 1, 2018 and the study ends on September 30, 2049.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components.

Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Catalina at Winkler Preserve CDD for the Catalina at Winkler Preserve CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2018</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>282</i>
<i>Reserve Balance as of October 1, 2018¹</i>	<i>\$ 70,806</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2018	\$ 96	\$ 27,100	\$ 98,739
2019	\$ 99	\$ 27,778	\$ 127,631
2020	\$ 101	\$ 28,472	\$ 157,510
2021	\$ 103	\$ 29,184	\$ 174,038
2022	\$ 106	\$ 29,913	\$ 205,829
2023	\$ 109	\$ 30,661	\$ 227,073

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2018

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserves items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

As of February 28, 2018, there was \$70,806 set aside for reserves. The projected reserve balance on October 1, 2018 will be \$70,806. These numbers were obtained from the District on the official February 2018 balance sheet and the annual budget. October 1, 2018 starts the next fiscal year. September 30, 2019 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$96.10 per owner per year in fiscal year 2018-2019 and \$27,100 in total funding.

At the current time, the District is considered to be 122 percent funded. This represents a very well funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model:

0-30% funded:	poorly funded
30-70% funded:	fairly funded

70-100% funded: well funded
100+% funded: very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Catalina at Winkler Preserve CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Catalina at Winkler Preserve CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner monthly fees as shown in the attached "Catalina at Winkler Preserve CDD Dues Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds.

Catalina at Winkler Preserve CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Catalina at Winkler Preserve CDD shall provide to us Catalina at Winkler Preserve CDD's best-estimated age of that item. If Catalina at Winkler Preserve CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be

used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

At Catalina at Winkler Preserve, there are 3 retention ponds for stormwater drainage. These ponds are estimated to have 4,157 linear feet of shoreline area and a total size of 3.86 acres. The shoreline length and total area of the ponds are shown below:

Pond	Shoreline	Total Area (Acres)
West	2575'	10.24
Center	3600'	8.04
East	1812'	5.29
Totals	7987'	23.57

The ponds in the community have had major shoreline stabilization projects completed in the last few years. The scope of work included installing fill dirt to create a proper slope, installing an erosion

mat, and installing sod. The western pond was refurbished in 2014, the eastern pond was refurbished in 2015, and the south side of the center pond was refurbished in 2017. The north side of the center pond is in the process of being refurbished in 2018.

Due to the severity and costs of the erosion of the ponds over the last years, an erosion control reserve for the repair of ponds is necessary for the proper upkeep in the District. We recommend the District plan for pond refurbishment in 12 year cycles. These numbers can be adjusted in future reserve planning if necessary.

Stormwater Drainage Notes

The subject community has an overall land area of 111.27 acres comprising 282 home sites. The drainage for the District is comprised of three retention ponds.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 11 yard inlets, 36 valley gutter inlets, 20 end walls, 1 mitered end section, and 1 control structure. In addition, there is 4,600 feet of reinforced concrete piping ranging in size from an 12 inch diameter to a 36 inch diameter. Additionally, there is 1,310 feet of ADS piping with a 12 inch diameter.

Catalina at Winkler Preserve Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
12"	160'	40.00	\$ 6,400
15"	1440'	48.00	\$ 69,120
18"	1700'	60.00	\$102,000
24"	1040'	84.00	\$ 87,360
36"	260'	132.00	\$ 34,320

ADS:

Diameter	Length	Cost/LF	Amount
12"	1310'	35.00	\$ 45,850

Other Drainage:

Yard Inlets	11 @ 1800 =	\$ 19,800
Valley Gutter Inlets	36 @ 3200 =	\$115,200

Control Structures	1 @ 3500	=	\$ 3,500
Mitered End Sections	1 @ 1200	=	\$ 1,200
Endwalls	20 @ 2000	=	\$ 40,000
Grand Total			\$524,750

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the HOA owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2.5 percent of the original system cost should be set aside for reserves over a five year period, which would result in a reserve over that time of \$13,000. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual CDD expenditures for such items.

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Catalina at Winkler Preserve CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over

300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

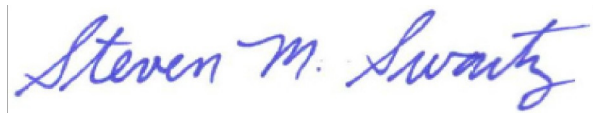
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Catalina at Winkler Preserve CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

6 Pages of Photographs Attached



West Pond



West Pond



East Pond



East Pond



East Pond



Center Pond



Center Pond



Pond Fountain



Stormwater Drainage Valley Gutter Inlet



Stormwater Drainage Control Structure



Stormwater Drainage Yard Inlet

Catalina at Winkler Preserve CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Reserves					
West Pond Erosion Control	\$ 84,975	8 Years	12 Years	\$ 106,391	Yes
East Pond Erosion Control	\$ 59,796	9 Years	12 Years	\$ 76,760	Yes
Center Pond South Side Erosion Control	\$ 52,800	11 Years	12 Years	\$ 71,250	Yes
Center Pond North Side Erosion Control	\$ 66,000	12 Years	12 Years	\$ 91,315	Yes
Pond Fountain and Controls	\$ 10,000	5 Years	10 Years	\$ 11,617	Yes
Stormwater Drainage Repair Allowance	\$ 13,000	3 Years	5 Years	\$ 14,366	Yes

Months Remaining in Fiscal Calendar Year 2018: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 70,806

Catalina at Winkler Preserve CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Reserves							
West Pond Erosion Control	\$ 33.00 / lf	2575 lf	\$ 84,975	8 Years	12 Years	2026	\$ 106,391
				12 Years		2038	\$ 143,568
						2050	\$ 193,736
East Pond Erosion Control	\$ 33.00 / lf	1812 lf	\$ 59,796	9 Years	12 Years	2027	\$ 76,760
				12 Years		2039	\$ 103,582
						2051	\$ 139,778
Center Pond South Side Erosion Control	\$ 33.00 / lf	1600 lf	\$ 52,800	11 Years	12 Years	2029	\$ 71,250
				12 Years		2041	\$ 96,148
						2053	\$ 129,746
Center Pond North Side Erosion Control	\$ 33.00 / lf	2000 lf	\$ 66,000	12 Years	12 Years	2030	\$ 91,315
						2042	\$ 123,224
						2054	\$ 166,283
Pond Fountain and Controls	\$ 10,000 ea	1	\$ 10,000	5 Years	10 Years	2023	\$ 11,617
						2033	\$ 14,912
				10 Years		2043	\$ 19,142
						2053	\$ 24,573
Stormwater Drainage Repair Allowance	\$ 13,000 / total	1 total	\$ 13,000	3 Years	5 Years	2021	\$ 14,366
						2026	\$ 16,276
						2031	\$ 18,441
						2036	\$ 20,894
				5 Years		2041	\$ 23,673
						2046	\$ 26,821
						2051	\$ 30,389

Months Remaining in Fiscal Calendar Year 2018: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 70,806

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Reserves	West Pond Erosion Control	2575 lf	\$ 33.00 / lf	\$ 84,975.00
	East Pond Erosion Control	1812 lf	\$ 33.00 / lf	\$ 59,796.00
	Center Pond South Side Erosion Control	1600 lf	\$ 33.00 / lf	\$ 52,800.00
	Center Pond North Side Erosion Control	2000 lf	\$ 33.00 / lf	\$ 66,000.00
	Pond Fountain and Controls	1	\$ 10,000.00 ea	\$ 10,000.00
	Stormwater Drainage Repair Allowance	1 total	\$ 13,000.00 / total	\$ 13,000.00
Totals =				\$ 286,571.00

Catalina at Winkler Preserve CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2018	\$ 27,100	\$ 833		\$ 98,739	126.3%
2019	\$ 27,778	\$ 1,115		\$ 127,631	121.9%
2020	\$ 28,472	\$ 1,407		\$ 157,510	118.9%
2021	\$ 29,184	\$ 1,709	\$ 14,366	\$ 174,038	107.7%
2022	\$ 29,913	\$ 1,878		\$ 205,829	115.7%
2023	\$ 30,661	\$ 2,199	\$ 11,617	\$ 227,073	108.1%
2024	\$ 31,428	\$ 2,415		\$ 260,915	112.5%
2025	\$ 32,213	\$ 2,757		\$ 295,886	110.8%
2026	\$ 33,019	\$ 3,111	\$ 122,668	\$ 209,348	69.0%
2027	\$ 33,844	\$ 2,249	\$ 76,760	\$ 168,681	77.8%
2028	\$ 34,690	\$ 1,846		\$ 205,218	116.4%
2029	\$ 35,558	\$ 2,216	\$ 71,250	\$ 171,741	80.2%
2030	\$ 36,446	\$ 1,885	\$ 91,315	\$ 118,757	65.5%
2031	\$ 37,358	\$ 1,359	\$ 18,441	\$ 139,033	108.1%
2032	\$ 38,292	\$ 1,566		\$ 178,891	119.2%
2033	\$ 39,249	\$ 1,969	\$ 14,912	\$ 205,197	106.9%
2034	\$ 40,230	\$ 2,237		\$ 247,664	112.2%
2035	\$ 41,236	\$ 2,666		\$ 291,566	109.5%
2036	\$ 42,267	\$ 3,110	\$ 20,894	\$ 316,049	100.6%
2037	\$ 43,323	\$ 3,360		\$ 362,732	105.8%
2038	\$ 44,407	\$ 3,831	\$ 143,568	\$ 267,401	67.8%
2039	\$ 45,517	\$ 2,883	\$ 103,582	\$ 212,219	70.3%
2040	\$ 46,655	\$ 2,337		\$ 261,210	105.1%
2041	\$ 47,821	\$ 2,832	\$ 119,821	\$ 192,042	63.7%
2042	\$ 49,016	\$ 2,146	\$ 123,224	\$ 119,980	51.3%
2043	\$ 50,242	\$ 1,431	\$ 19,142	\$ 152,510	93.9%
2044	\$ 51,498	\$ 1,762		\$ 205,770	104.4%
2045	\$ 52,785	\$ 2,300		\$ 260,856	102.9%
2046	\$ 54,105	\$ 2,857	\$ 26,821	\$ 290,997	93.1%
2047	\$ 55,458	\$ 3,165		\$ 349,619	100.7%
2048	\$ 56,844	\$ 3,757		\$ 410,221	99.7%
Totals :	\$ 1,246,607	\$ 71,189	\$ 978,381		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2018: 12 Inflation = 2.50 % Interest = 1.00 %
Study Life = 30 years Initial Reserve Funds = \$ 70,806.00 Final Reserve Value = \$ 410,220.85

Catalina at Winkler Preserve CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2018	\$ 96.10	\$ 27,100
2019	\$ 98.50	\$ 27,778
2020	\$ 100.96	\$ 28,472
2021	\$ 103.49	\$ 29,184
2022	\$ 106.08	\$ 29,913
2023	\$ 108.73	\$ 30,661
2024	\$ 111.45	\$ 31,428
2025	\$ 114.23	\$ 32,213
2026	\$ 117.09	\$ 33,019
2027	\$ 120.01	\$ 33,844
2028	\$ 123.02	\$ 34,690
2029	\$ 126.09	\$ 35,558
2030	\$ 129.24	\$ 36,446
2031	\$ 132.47	\$ 37,358
2032	\$ 135.79	\$ 38,292
2033	\$ 139.18	\$ 39,249
2034	\$ 142.66	\$ 40,230
2035	\$ 146.23	\$ 41,236
2036	\$ 149.88	\$ 42,267
2037	\$ 153.63	\$ 43,323
2038	\$ 157.47	\$ 44,407
2039	\$ 161.41	\$ 45,517
2040	\$ 165.44	\$ 46,655
2041	\$ 169.58	\$ 47,821
2042	\$ 173.82	\$ 49,016
2043	\$ 178.16	\$ 50,242
2044	\$ 182.62	\$ 51,498
2045	\$ 187.18	\$ 52,785
2046	\$ 191.86	\$ 54,105
2047	\$ 196.66	\$ 55,458
2048	\$ 201.57	\$ 56,844

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2018: 12

Number of Years of Constant Payments: 1

Catalina at Winkler Preserve CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 282

Catalina at Winkler Preserve CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

<i>Item Description</i>	<i>FY 2021</i>	<i>FY 2023</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2033</i>	<i>FY 2036</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2046</i>
<i>Reserve Category : Reserves</i>															
<i>West Pond Erosion Control</i>			\$ 106,391							\$ 143,568					
<i>East Pond Erosion Control</i>				\$ 76,760							\$ 103,582				
<i>Center Pond South Side Erosion Control</i>					\$ 71,250							\$ 96,148			
<i>Center Pond North Side Erosion Control</i>						\$ 91,315							\$ 123,224		
<i>Pond Fountain and Controls</i>		\$ 11,617						\$ 14,912						\$ 19,142	
<i>Stormwater Drainage Repair Allowance</i>	\$ 14,366		\$ 16,276				\$ 18,441		\$ 20,894			\$ 23,673			\$ 26,821
<i>Expense Totals :</i>	<i>\$ 14,366</i>	<i>\$ 11,617</i>	<i>\$ 122,668</i>	<i>\$ 76,760</i>	<i>\$ 71,250</i>	<i>\$ 91,315</i>	<i>\$ 18,441</i>	<i>\$ 14,912</i>	<i>\$ 20,894</i>	<i>\$ 143,568</i>	<i>\$ 103,582</i>	<i>\$ 119,821</i>	<i>\$ 123,224</i>	<i>\$ 19,142</i>	<i>\$ 26,821</i>

Expense Table Fiscal Calendar Years 2018, 2019, 2020, 2022, 2024, 2025, 2028, 2032, 2034, 2035, 2037, 2040, 2044, 2045, 2047, 2048, do not contain any expenses and have been eliminated to save space.

April 5, 2018

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2021	Reserves	Stormwater Drainage Repair Allowance	\$ 14,366
Year Annual Expense Total = \$ 14,366			
FY 2023	Reserves	Pond Fountain and Controls	\$ 11,617
Annual Expense Total = \$ 11,617			
FY 2026	Reserves	West Pond Erosion Control	\$ 106,391
		Stormwater Drainage Repair Allowance	\$ 16,276
	Reserves Subtotal = \$ 122,667.00		
FY 2026 Annual Expense Total = \$ 122,667			
FY 2027	Reserves	East Pond Erosion Control	\$ 76,760
Annual Expense Total = \$ 76,760			
FY 2029	Reserves	Center Pond South Side Erosion Control	\$ 71,250
Annual Expense Total = \$ 71,250			
FY 2030	Reserves	Center Pond North Side Erosion Control	\$ 91,315
Annual Expense Total = \$ 91,315			
FY 2031	Reserves	Stormwater Drainage Repair Allowance	\$ 18,441
Annual Expense Total = \$ 18,441			
FY 2033	Reserves	Pond Fountain and Controls	\$ 14,912
Annual Expense Total = \$ 14,912			
FY 2036	Reserves	Stormwater Drainage Repair Allowance	\$ 20,894
Annual Expense Total = \$ 20,894			
FY 2038	Reserves	West Pond Erosion Control	\$ 143,568
Annual Expense Total = \$ 143,568			
FY 2039	Reserves	East Pond Erosion Control	\$ 103,582

Year	Category	Item Name	Expense
Annual Expense Total = \$ 103,582			
FY 2041	Reserves	Center Pond South Side Erosion Control	\$ 96,148
		Stormwater Drainage Repair Allowance	\$ 23,673
	Reserves Subtotal = \$ 119,821.00		
FY 2041 Annual Expense Total = \$ 119,821			
FY 2042	Reserves	Center Pond North Side Erosion Control	\$ 123,224
Annual Expense Total = \$ 123,224			
FY 2043	Reserves	Pond Fountain and Controls	\$ 19,142
Annual Expense Total = \$ 19,142			
FY 2046	Reserves	Stormwater Drainage Repair Allowance	\$ 26,821
Annual Expense Total = \$ 26,821			

Tab 4



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Catalina at Winkler Preserve Community Development District

www.catalinacdd.org

Proposed Budget for Fiscal Year 2018/2019

Presented by: Rizzetta & Company, Inc.

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

www.rizzetta.com

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GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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



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EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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



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RESERVE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 02/28/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 6	\$ 14	\$ -	\$ 14	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 156,622	\$ 156,622	\$ 156,510	\$ 112	\$ 160,783	\$ 4,273	
8								
9	TOTAL REVENUES	\$ 156,628	\$ 156,636	\$ 156,510	\$ 126	\$ 160,783	\$ 4,273	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 156,628	\$ 156,636	\$ 156,510	\$ 126	\$ 160,783	\$ 4,273	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 3,000	\$ 7,200	\$ 4,000	\$ (3,200)	\$ 4,000	\$ -	4 meetings per year. \$ 200.00 per Supervisor.
21	Financial & Administrative							
22	Administrative Services	\$ 2,848	\$ 6,835	\$ 5,400	\$ (1,435)	\$ 5,400	\$ -	No increase for FY 2018-2019
23	District Management	\$ 8,333	\$ 19,999	\$ 20,000	\$ 1	\$ 20,000	\$ -	No increase for FY 2018-2019
24	District Engineer	\$ 3,081	\$ 7,394	\$ 12,200	\$ 4,806	\$ 13,500	\$ 1,300	Increased as per DE Estimate
25	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	No increase for FY 2018-2019
26	Trustees Fees	\$ 539	\$ 539	\$ 3,233	\$ 2,694	\$ 3,500	\$ 267	As per Hancock
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No increase for FY 2018-2019
28	Financial & Revenue Collections	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -	No increase for FY 2018-2019
29	Accounting Services	\$ 5,479	\$ 13,150	\$ 13,150	\$ 0	\$ 13,150	\$ -	No increase for FY 2018-2019
30	Auditing Services	\$ 523	\$ 523	\$ 3,200	\$ 2,677	\$ 3,200	\$ -	
31	Printed Agendas	\$ -	\$ -	\$ 1,200	\$ -	\$ 1,200	\$ -	
32	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	Est.
33	Public Officials Liability Insurance	\$ 2,250	\$ -	\$ 2,475	\$ 2,475	\$ 2,475	\$ -	As per estimate provided by Egis
34	Legal Advertising	\$ 55	\$ 132	\$ 750	\$ 618	\$ -	\$ (750)	
35	Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300	
36	Dues, Licenses & Fees							Lee County Storm Sewer Permit (NPDES) \$ 560.00 & Florida Department of Economic Opportunity Annual Fee \$ 175.00.
		\$ 735	\$ 1,764	\$ 800	\$ (964)	\$ 735	\$ (65)	
37	Tax Collector /Property Appraiser Fees	\$ 282	\$ 282	\$ 282	\$ -	\$ 282	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel
38	Website Hosting, Maintenance, Backup (and Email)	\$ 875	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	Website \$ 100.00 per month email hosting \$ 15.00 per email x 5 per month.
39	Legal Counsel							
40	District Counsel	\$ 1,765	\$ 4,236	\$ 10,000	\$ 5,764	\$ 10,000	\$ -	
41								
42	Administrative Subtotal	\$ 36,848	\$ 74,154	\$ 89,790	\$ 14,436	\$ 91,242	\$ 1,452	
43								
44	EXPENDITURES - FIELD OPERATIONS							
45								
46	Electric Utility Services							
47	Utility-Fountains	\$ 1,006	\$ 2,414	\$ 2,500	\$ 86	\$ 2,500	\$ -	
48	Stormwater Control							
49	Aquatic Maintenance	\$ 2,175	\$ 5,220	\$ 6,820	\$ 1,600	\$ 5,220	\$ (1,600)	As per agreement with Solitude \$ 435.00 per month.
50	Fountain Service Repairs & Maintenance	\$ 3,823	\$ 9,175	\$ 3,500	\$ (5,675)	\$ 6,544	\$ 3,044	Fountain Maintenance \$ 126.00 per quarter, Aerator Maintenance \$ 260.00 per quarter.
51	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 42,083	\$ 42,083	\$ 42,083	\$ -	For discussion
52	Mitigation Area Monitoring & Maintenance	\$ 4,643	\$ 11,143	\$ 6,000	\$ (5,143)	\$ 7,377	\$ 1,377	2 Maintenance Events @ \$ 2,649.00 each. Plus allowance for buffer plantings \$ 4.50 each (Cordgrass) est. half \$ 2,079.00.
53	Aquatic Plant Replacement	\$ -	\$ -	\$ 711	\$ 711	\$ 711	\$ -	
54	Stormwater System Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 02/28/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
55	Other Physical Environment							
56	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 131	\$ (2,119)	\$ 2,475	\$ 2,344	As per estimate provided by Egis
57	Property Insurance	\$ 119	\$ 119	\$ 2,475	\$ 2,356	\$ 131	\$ (2,344)	As per estimate provided by Egis
58								
59	Field Operations Subtotal	\$ 14,016	\$ 30,322	\$ 66,720	\$ 36,398	\$ 69,541	\$ 2,821	
60								
61	Contingency for County TRIM Notice							
62								
63	TOTAL EXPENDITURES	\$ 50,864	\$ 104,475	\$ 156,510	\$ 50,835	\$ 160,783	\$ 4,273	
64								
65	EXCESS OF REVENUES OVER EXPENDITURES	\$ 105,764	\$ 52,161	\$ -	\$ 50,961	\$ -	\$ -	
66								

Proposed Budget
Catalina at Winkler Preserve Community Development District
Reserve Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 02/28/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	36	\$ 86	0	\$ 86	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ -	\$ 20,350	\$ 20,350	\$ -	\$ 27,100	\$ 6,750	Increase as per Reserve Study Recommendations
8								
9	TOTAL REVENUES	\$ -	\$ 20,350	\$ 20,350	\$ -	\$ 27,100	\$ 6,750	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ -	\$ 20,350	\$ 20,350	\$ -	\$ 27,100	\$ 6,750	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ -	\$ -	\$ 20,350	\$ 20,350	\$ 27,100	\$ 6,750	
21								
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 20,350	\$ 20,350	\$ 27,100	\$ 6,750	
23								
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ 20,350	\$ -	\$ 20,350	\$ -	\$ -	

Budget Template
Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2018/2019

Chart of Accounts Classification	Series 2017	Budget for 2018/2019
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$209,795.33	\$209,795.33
TOTAL REVENUES	\$209,795.33	\$209,795.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$209,795.33	\$209,795.33
Administrative Subtotal	\$209,795.33	\$209,795.33
TOTAL EXPENDITURES	\$209,795.33	\$209,795.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts: 4.0%

Gross assessments \$218,536.80

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget	\$187,883.00
(1) Lee County 4.0% Collection Cost:	\$7,828.46
(1) Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$408.90
2018/2019 Total:	<u><u>\$196,120.36</u></u>

2017/2018	\$176,860.00
2018/2019	\$187,883.00
Total Difference:	<u><u>\$11,023.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2017/2018</u>	<u>2018/2019</u>	<u>\$</u>	<u>%</u>
Series 2017 Debt Service - Single Family	\$914.38	\$791.80	-\$122.58	-13.41%
Operations/Maintenance - Single Family	\$654.71	\$695.46	\$40.75	6.22%
Total	\$1,569.09	\$1,487.26	-\$81.83	-5.22%

(1) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET	\$187,883.00
COLLECTION COSTS @ 4.0%	\$7,828.46
⁽⁵⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)	\$408.90
TOTAL O&M ASSESSMENT	<u>\$196,120.36</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE</u> ^{(1) (2)}		<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ^{(4) (5)}
SINGLE FAMILY	282	276	1.00	282.00	100.00%	\$196,120.36			
	<u>282</u>	<u>276</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$196,120.36</u>			
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):						<u>(\$8,237.36)</u>			
Net Revenue to be Collected						<u>\$187,883.00</u>			

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ^{(4) (5)}
\$695.46	\$791.80	\$1,487.26

⁽¹⁾ Reflects six (6) Series 2017 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2017 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2018 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁵⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

Tab 5

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Catalina at Winkler Preserve Community Development District (“**District**”) prior to June 15, 2018, a proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: Tuesday, August 14, 2018

HOOR: 2:30 P.M.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2018.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By:_____
Its: Chairman / Vice Chairman

Tab 6

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #230

FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2018

2018 PRECINCT	NAME OF CDD	# REG VOTERS
72	Catalina @ Winkler Preserve	516

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913