



Rizzetta & Company

# **Catalina at Winkler Preserve Community Development District**

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## **Board of Supervisors' Meeting August 13, 2019**

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

**[www.catalinacdd.org](http://www.catalinacdd.org)**

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

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

<b>Board of Supervisors</b>	Keith Sherman John Kirkbride Butch Johnston Dick Bonito Louis Sanchez	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Carl Barraco	Barraco and Associates, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which 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](http://www.catalinacdd.org)

August 5, 2019

Board of Supervisors

**Catalina at Winkler Preserve**

**Community Development District**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Tuesday, August 13, 2019 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 May 14, 2019 ..... Tab 1
  - B. Consideration of the Operation and Maintenance Expenditures for the Months of April, May, and June 2019 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Review and Acceptance of Audit for Fiscal Year End September 30, 2018 ..... Tab 3
  - B. Consideration of Proposals for ADA Website Compliance ..... Tab 4
    1. ADA Site Compliance (ADASC)
    2. Campus Suite
    3. V Global Tech
  - C. Consideration of Rizzetta Technology Services Proposal for Professional Technology Services ..... Tab 5
  - D. Consideration of M.R.I. Inspection LLC Proposal for Storm Drain Cleaning..... Tab 6
  - E. Ratification of Crocker Land Development Proposal for Repairs to Lake #1 ..... Tab 7
  - F. Public Hearing Regarding the Final Budget for Fiscal Year 2019/2020 ..... Tab 8
    1. Presentation of the Proposed Final Budget for Fiscal Year 2019/2020
    2. Consideration of Resolution 2019-03, Annual Appropriations and Adopting the Budget for Fiscal Year 2019/2020
    3. Consideration of Resolution 2019-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll

- G. Consideration of Resolution 2019-05, Adopting a Meeting Schedule for Fiscal Year 2019/2020..... Tab 9
- H. Consideration of District Services Contract Addendum (under separate cover)
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,  
*Belinda Blandon*  
Belinda Blandon  
District Manager

Cc: 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, May 14, 2019 at 2:30 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	<b>Board Supervisor, Chairman</b>
John Kirkbride	<b>Board Supervisor, Vice Chairman</b> <b>(via speaker phone)</b>
Butch Johnston	<b>Board Supervisor, Assistant Secretary</b>
Dick Bonito	<b>Board Supervisor, Assistant Secretary</b>
Louis Sanchez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lauren Gentry	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>

**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  
Board of Supervisors' Meeting held  
on February 12, 2019**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 12, 2019 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with four in favor and one opposed, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 12, 2019, for the Catalina at Winkler Preserve Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of January, February, and  
March 2019**

Ms. Bandon presented the operations and maintenance expenditures for the period of January 1-31, 2019 which totaled \$7,909.86, the period of February 1-28, 2019 which totaled \$6,508.07 and the period of March 1-31, 2019 which totaled \$8,311.31. She asked if there were any questions regarding any item of expenditure. It was noted that total on the cover sheet for the February does not match the report total on page two. Ms. Bandon advised that she will verify with Accounting.

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of January 2019 which totaled \$7,909.86, the Month of February 2019 which totaled \$6,508.07, and the Month of March 2019 which totaled \$8,311.31, Subject to Clarification of the Total Listed on the February 2019 Cover Page, for the Catalina at Winkler Preserve Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of Barraco & Associates Lake  
Inspection Exhibit**

Mr. Kayne reviewed the exhibit provided as a result of an inspection conducted related to the NPDES permit. He advised that there are a few areas noted where homeowners need to be contacted to make necessary repairs as well as areas to be repaired by the CDD. Mr. Kayne will provide a detail to Ms. Bandon so that she can send a letter to homeowners outlining the necessary repairs. Ms. Bandon advised that any properties that remain not in compliance from the previous communication will be sent a letter by Counsel. Discussion ensued regarding repairs necessary, possibly installing riprap, on lake #1 in an area that is on CDD property.

**SIXTH ORDER OF BUSINESS**

**Consideration of Solitude Lake  
Management Agreement**

Ms. Bandon provided an overview of the proposal received from Solitude Lake Management and advised that there is no proposed increase at this time. The Board asked that service reports be emailed when received by Staff. Ms. Bandon confirmed.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Approved the Solitude Lake Management Renewal, in the Amount of \$5,220.00, Subject to Review and Preparation of an Agreement by Counsel, for the Catalina at Winkler Preserve Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of the Registered Voter  
Count as of April 15, 2019**

Ms. Bandon advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2019, there are 519 persons registered to vote residing within the Catalina at Winkler Preserve Community Development District, as provided by the Lee County Supervisor of Elections. Ms. Bandon asked if there were any questions. There were none.

#### **EIGHTH ORDER OF BUSINESS**

#### **Presentation of the Proposed Budget for Fiscal Year 2019/2020**

Ms. Bandon provided an overview of the proposed budget for Fiscal Year 2019/2020, and provided an explanation for each line item experiencing an increase from the current year.

On a Motion by Mr. Sanchez, seconded by Mr. Conito, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2019/2020, for the Catalina at Winkler Preserve Community Development District.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-02, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon**

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

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2019-02, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon on August 13, 2019 at 2:30 p.m., to be held at the Office of E&C Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Catalina at Winkler Preserve Community Development District.

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

A. District Counsel

Ms. Gentry advised that she had no report.

B. District Engineer

Mr. Kayne advised that during the NPDES observation, they reviewed the drainage structures and some of those structures have sedimentation build up that should be addressed. He discussed structures noted within yards that have debris build up covering them; the inspectors uncovered the structures but rain may cause the debris to wash back in and so those structures need to be kept clean.

142 C. District Manager

143 Ms. Blandon announced that the next regular meeting of the Board of  
144 Supervisors is scheduled for Tuesday, August 13, 2019 at 2:30 pm; she  
145 expressed the importance of have a quorum for the August meeting as the  
146 public hearing on the final budget will be held at this time.

147  
148 Ms. Blandon reviewed correspondence received from a homeowner who  
149 is requesting that the Earth Balance contract be amended to include  
150 removal of additional species contained within the preserve areas. The  
151 Board directed Staff to provide a response to the homeowner and advise  
152 that the Board is removing species associated with the current permit  
153 requirements.

154  
155 **ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

156  
157 Ms. Blandon opened the floor to Supervisor requests and comments.

158  
159 Mr. Sherman advised that the signs at lake #3 have been replaced. He also  
160 advised that the plantings along the preserve boundary look good although some need  
161 to be replanted. Mr. Sherman discussed staking of the preserve boundaries and asked  
162 that Mr. Kayne discuss the issue with the surveyor to obtain options.

163  
164 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

165  
166 Ms. Blandon stated there are no other agenda items to come before the Board and  
167 asked for a motion to adjourn the meeting.

168  
169 On a Motion by Mr. Sanchez, seconded by Mr. Kirkbride, with all in favor, the Board  
170 adjourned the meeting at 3:18 p.m. for the Catalina at Winkler Preserve Community  
171 Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 2

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

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

## **Operation and Maintenance Expenditures April 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,646.67**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Catalina at Winkler Preserve Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	001147	19425	Engineering Services 03/19	\$ 3,138.75
FastSigns	001148	34859151	No Swimming, Fishing, Boating Signs 03/19	\$ 210.56
Florida Power and Light Company	001149	09846-68343 03/19	17043 Tremont St #Aerator 02/26/19- 03/27/19	\$ 96.98
Florida Power and Light Company	001149	11246-08348 03/19	17213 Wrigley Cir #Aerator 02/26/19- 03/27/19	\$ 59.21
Grau & Associates P.A.	001151	17838	Audit FYE 09/30/18	\$ 500.00
Grau & Associates P.A.	001151	18015	Expenses for Confirms 04/19	\$ 23.00
Hopping Green & Sams	001152	106538	General/Monthly Legal Services 02/19	\$ 379.00
Rizzetta & Company, Inc.	001145	INV0000039726	District Management Services 04/19	\$ 3,629.17
Rizzetta Technology Services, LLC	001146	INV0000004262	Website & Email Hosting Services 04/19	\$ 175.00
Solitude Lake Management, LLC	001153	PI-A00250763	Lake & Pond Monthly 04/19	<u>\$ 435.00</u>
Report Total				<u>\$ 8,646.67</u>



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

RECEIVED

APR 03 2019

Catalina @ Winkler Preserve CDD  
c/o Rizetta & Co  
9530 Market Place Rd., Suite 200  
Fort Myers, FL 33912

Invoice number 19425  
Date 03/29/2019

Belinda Blandon  
D/M approval Date 4/8/19 Project 22271 Catalina @ Winkler CDD

Date entered APR 04 2019

Fund 001 GL 51300 OC 3103

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 (TM) General Consultation	4,000.00	1,359.81	54,392.25	53,953.50	438.75
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	100.00	1,500.00	1,200.00	300.00
Add 7.2 (LS) Inspection & Docu of District Fac - Add 7	2,500.00	100.00	2,500.00	2,500.00	0.00
Add 7.3 Proactive Illicit Discharge Inspec - Add 7	1,500.00	100.00	1,500.00	1,500.00	0.00
Add 7.4 (LS) TMDL Rpt - Add 7	750.00	35.00	262.50	262.50	0.00

Catalina @ Winkler Preserve CDD

Invoice number 19425

Invoice date 03/29/2019

Page 1 of 2

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	100.00	2,500.00	2,500.00	0.00
122718 Preserve Boundary Survey Rear Lot Lines	1,500.00	60.00	900.00	900.00	0.00
8.1 Meeting Representation - Add 8	1,500.00	0.00	0.00	0.00	0.00
8.2 Inspection & Docu of Dist Fac - add 8	2,500.00	60.00	1,500.00	0.00	1,500.00
8.3 Proactive Illicit Discharge Inspect - Add 8	1,500.00	60.00	900.00	0.00	900.00
8.4 Annual Report - Add 8	2,500.00	0.00	0.00	0.00	0.00
23 (TM) Out of Scope Services	0.00	0.00	40,204.00	40,204.00	0.00
24 (TM) Reimbursables	0.00	0.00	207.76	207.76	0.00
<b>Total</b>	<b>83,750.00</b>	<b>204.57</b>	<b>171,326.51</b>	<b>168,187.76</b>	<b>3,138.75</b>

**01 (TM) General Consultation**

	Hours	Rate	Billed Amount
Professional Engineer	2.25	195.00	438.75
<i>Prepare for and attend CDD BOS meeting.</i>			

Invoice total	<b>3,138.75</b>
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**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19425	03/29/2019	3,138.75	3,138.75				
	<b>Total</b>	<b>3,138.75</b>	<b>3,138.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

# Invoice:

## FASTSIGNS

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

CEIVED  
MAR 25 2019

Customer: **Catalina @ Winkler Preserve Community**  
Contact: Keith Sherman  
Description: ReOrder :No Swimming sign and Alligators Signs  
Sales Person: Mackenzie Bledsaw  
Clerk: Terry Hill

ph: (239) 410-4688

Email: keithsherman999@gmail.com

	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	Aluminum .080	2	1	18 x 12	\$52.64	\$105.28

Color: Red on White

Description: Aluminum .080 with printed vinyl applied and laminated

Text: NO  
SWIMMING  
BOATING  
FISHING

2	Aluminum .080	2	1	18 x 12	\$52.64	\$105.28
---	---------------	---	---	---------	---------	----------

Color: Red & Black on White

Description: Aluminum .080 with cut or printed vinyl applied and laminated.

Text: DANGER  
ALLIGATORS  
AND SNAKES  
IN AREA  
STAY AWAY  
FROM THE WATER  
DO NOT FEED  
THE WILDLIFE

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

D/M approval Belinda Blandon Date 4/1/2019

MAR 29 2019

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

Fund 001 GL 53800 OC 4611

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

### Other Payments:

Shipping Notes:

Form of Payment / Amount / Initials

Ordered: 2/25/2019 3:40:50PM  
Due: 2/27/2019 4:00:00PM  
Printed: 3/19/2019 9:08:39AM  
Picked Up: 3/11/2019 2:59:29PM

Notes:

Line Item Total:	\$210.56
Tax Exempt Amt:	\$210.56
Subtotal:	\$210.56
Taxes:	\$0.00
Total:	\$210.56
Total Payments:	\$0.00
Balance Due:	\$210.56

ATTN: Keith Sherman  
Catalina @ Winkler Preserve Community  
c/o Rizzetta & Co.  
9530 Marketplace Rd, Ste 206  
Ft. Myers, FL 33912

Payment due upon order placement.

Received/Accepted By: \_\_\_\_\_

More Than Fast. More Than Signs.™





/ 27

5319098466834348969000000

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

B 7,8 5319 4



086511

CATALINA AT WINKLER  
PRESERVE CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
09846-68343	\$96.98	Apr 17 2019	\$

**Four electric statement**

or: Feb 26 2019 to Mar 27 2019 (29 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

Account number: 09846-68343

Statement date: Mar 27 2019

Next meter reading: Apr 26 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
86.83	86.83 CR	0.00	0.00	96.98	\$96.98	Apr 17 2019

Meter reading - Meter ACD7513

Current reading 85365  
Previous reading - 84493  
kWh used 872

**Energy usage**

	Last Year	This Year
kWh this month	786	872
Service days	30	29
kWh per day	26	30

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

Customer charge: \$10.23  
Fuel: \$23.76  
( \$0.027250 per kWh)  
Gas-fuel: \$55.41  
( \$0.063550 per kWh)

Amount of your last bill 86.83  
Payment received - Thank you 86.83 CR  
Balance before new charges \$0.00

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

Electric service amount 89.40\*\*  
Storm charge 0.97  
Gross receipts tax 2.32  
Franchise charge 4.29  
Total new charges \$96.98

**Total amount you owe \$96.98**

- Payment received after **June 18, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: [FPL.com/rates](http://FPL.com/rates).

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

D/M approval Belinda Blandon Date 4/8/19Date entered APR 04 2019Fund 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](http://www.FPL.com)



/ 27

5319112460834861295000000

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

B 7,8 5319 6

AUTO \*\*R2 1280  
059150



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	\$59.21	Apr 17 2019	\$

**our electric statement**

r: Feb 26 2019 to Mar 27 2019 (29 days)

ustomer name: CATALINA AT WINKLER

ervice address: 17213 WRIGLEY CIR # AERATOR

**Account number: 11246-08348**

Statement date: Mar 27 2019

Next meter reading: Apr 26 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
58.31	58.31 CR	0.00	0.00	59.21	\$59.21	Apr 17 2019

ter reading - Meter ACD7626

urrent reading 44086  
vious reading - 43597  
h used 489

Amount of your last bill 58.31  
Payment received - Thank you 58.31 CR  
Balance before new charges \$0.00

ergy usage

	Last Year	This Year
h this month	492	489
vice days	30	29
h per day	16	17

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

Electric service amount 54.63\*\*  
Storm charge 0.55  
Gross receipts tax 1.41  
Franchise charge 2.62  
Total new charges \$59.21

**he electric service amount  
udes the following charges:**

ustomer charge: \$10.23  
it: \$13.33  
( \$0.027250 per kWh)  
i-fuel: \$31.07  
( \$0.063550 per kWh)

**Total amount you owe \$59.21**

- Payment received after **June 18, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: [FPL.com/rates](http://FPL.com/rates).

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

D/M approval Balinda Blandon Date 4/8/19Date entered APR 04 2019Fund 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)





## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Catalina at Winkler Preserve Comm. Dev. District  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

Invoice No. 17838  
Date 04/01/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 500.00
Current Amount Due	\$ 500.00

RECEIVED  
APR 05 2019  
Belinda Blandon  
Date 4/12/19  
APR 11 2019  
001 GL 51400 OC 3107

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Catalina at Winkler Preserve Comm. Dev. District  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

Invoice No. 18015  
Date 04/09/2019

---

### SERVICE

### AMOUNT

Expenses for confirms

\$ 23.00

Current Amount Due

\$ 23.00

RECEIVED  
APR 11 2019  
Belinda Blandon  
/M approval Date 4/12/19  
ate enteren APR 11 2019  
und 001 GL 51400 OC 3107  
bank #

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
523.00	0.00	0.00	0.00	0.00	523.00

Payment due upon receipt.

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

March 29, 2019

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

Bill Number 106538  
Billed through 02/28/2019

Date Rec'd Rizzetta & Co, Inc.

D/M approval Belinda Blandon Date 4/8/19

Date entered APR 04 2019

Fund 001 GL 51400 OC 3107

### General Counsel/Monthly Meeting

CATCDD 00001 JLE

### FOR PROFESSIONAL SERVICES RENDERED

Check #

01/18/19	JLK	Continue research on ADA related issues; confer with insurance representatives on various ADA related issues; continue drafting model agreement for district dissemination.	0.10 hrs
01/18/19	LMG	Review letter regarding environmental compliance.	0.40 hrs
02/12/19	LMG	Prepare for and attend board meeting.	0.90 hrs
02/14/19	KEM	Confer with district manager regarding tax exempt applications.	0.10 hrs
02/15/19	LMG	Review board meeting minutes; send email correspondence regarding same.	0.20 hrs
02/28/19	JLK	Continue ADA related research and case law updates; continue refining and negotiating ADA website agreement; review websites for commencement of compliance responsibilities; confer with DM regarding various posting and ADA related issues.	0.10 hrs

Total fees for this matter \$379.00

### MATTER SUMMARY

Kilinski, Jennifer L.	0.20 hrs	220 /hr	\$44.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Gentry, Lauren M.	1.50 hrs	215 /hr	\$322.50

TOTAL FEES \$379.00

**TOTAL CHARGES FOR THIS MATTER \$379.00**

### BILLING SUMMARY

Kilinski, Jennifer L.	0.20 hrs	220 /hr	\$44.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Gentry, Lauren M.	1.50 hrs	215 /hr	\$322.50



=====

TOTAL FEES \$379.00

-----  
**\$379.00**

**TOTAL CHARGES FOR THIS BILL**

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

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

# Invoice

Date	Invoice #
4/1/2019	INV0000039726

## Bill To:

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

RECEIVED  
 MAR 26 2019

		Services for the month of		Terms		Client Number	
		April		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	
Date Rec'd Rizzetta & Co, Inc. _____							
D/M approval _____ Date _____							
Date entered _____ MAR 29 2019							
Fund 001 GL 51300 OC 4x							
Check # _____							

**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

# Invoice

Date	Invoice #
4/1/2019	INV0000004262

## Bill To:

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

RECEIVED  
 MAR 26 2019

Services for the month of		Terms	Client Number
April			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 &amp; Co, Inc _____            O/M approval <u>Belinda Blandon</u> Date <u>4/1/2019</u>            Date entered <u>MAR 29 2019</u>            Fund <u>001</u> GL <u>51300</u> OC <u>5103</u>            Check # _____         </p>			
Subtotal			\$175.00
Total			\$175.00



# INVOICE

Invoice Number: PI-A00250763  
Invoice Date: 04/01/19

PROPERTY: Catalina At Winkler Preserve

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

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

RECEIVED

APR 03 2019

CUSTOMER ID	CUSTOMER PO	Payment Terms
C2205		Due upon receipt
Sales Rep ID	Shipment Method	Ship Date
Rill Kurth		Due Date
		04/01/19

Qty	Item / Description	Unit Price	Extension
1	Lake & Pond Management Services SVR05727 04/01/19 - 04/30/19 Lake & Pond Management Services	435.00	435.00

Rec'd Rizzetta & Co, Inc

J/M approval Belinda Blandon Date 4/8/19

Date entered APR 04 2019

und 001 GL 53800 OC 4605

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	0.00
<b>TOTAL</b>	<b>435.00</b>

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

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DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## **Operation and Maintenance Expenditures May 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2019 through May 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented:           **\$13,707.76**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Catalina at Winkler Preserve Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	001160	19571	Engineering Services 05/19	\$ 2,188.75
Catalina at Winkler Homeowner's Association, Inc.	001155	APR-19	Reimb HOA for Electric Service for Aerator System 04/19	\$ 140.00
Catalina at Winkler Homeowner's Association, Inc.	001163	May-19	Reimb HOA for Electric Service for Aerator System 5/19	\$ 140.00
EarthBalance Corporation	001164	42477	Quarterly Maintenance-04/19	\$ 2,495.00
Florida Power and Light Company	001158	09846-68343 04/19	17043 Tremont St #Aerator 03/27/19-04/26/19	\$ 99.93
Florida Power and Light Company	001158	11246-08348 04/19	17213 Wrigley Cir #Aerator 03/27/19-04/26/19	\$ 60.91
Floyd Johnston	001167	BJ051419	Board of Supervisors Meeting 05/14/19	\$ 200.00
Grau & Associates P.A.	001165	18049	Audit FYE 09/18	\$ 2,800.00
Hopping Green & Sams	001166	102274	General/Monthly Legal Services 07/18	\$ 489.50
John E. Kirkbride	001168	JK051419	Board of Supervisors Meeting 05/14/19	\$ 200.00
Keith Sherman	001170	KS051419	Board of Supervisors Meeting 05/14/19	\$ 200.00
Louis G. Sanchez	001169	LS051419	Board of Supervisors Meeting 05/14/19	\$ 200.00

## Catalina at Winkler Preserve Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Richard Bonito	001161	RB051419	Board of Supervisors Meeting 05/14/19	\$ 200.00
Rizzetta & Company, Inc.	001156	INV0000040301	District Management Services 05/19	\$ 3,629.17
Rizzetta Technology Services, LLC	001157	INV0000004348	Website & Email Hosting Services 05/19	\$ 175.00
Solitude Lake Management, LLC	001171	PI-A00259934	Lake & Pond Monthly 05/19	\$ 435.00
The Breeze Corporation	001162	113723	Legal AD ref# 113723 05/19	<u>\$ 54.50</u>
Report total				<u>\$ 13,707.76</u>



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

RECEIVED  
 MAY 13 2019

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

Invoice number 19571  
 Date 05/08/2019

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	1,359.81	54,392.25	54,392.25	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	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	100.00	1,500.00	1,500.00	0.00
Add 7.2 (LS) Inspection & Docu of District Fac - Add 7	2,500.00	100.00	2,500.00	2,500.00	0.00
Add 7.3 Proactive Illicit Discharge Inspec - Add 7	1,500.00	100.00	1,500.00	1,500.00	0.00
Add 7.4 (LS) TMDL Rpt - Add 7	750.00	35.00	262.50	262.50	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	100.00	2,500.00	2,500.00	0.00
122718 Preserve Boundary Survey Rear Lot Lines	1,500.00	60.00	900.00	900.00	0.00
8.1 Meeting Representation - Add 8	1,500.00	10.00	150.00	0.00	150.00
8.2 Inspection & Docu of Dist Fac - add 8	2,500.00	100.00	2,500.00	1,500.00	1,000.00
8.3 Proactive Illicit Discharge Inspect - Add 8	1,500.00	100.00	1,500.00	900.00	600.00
8.4 Annual Report - Add 8	2,500.00	0.00	0.00	0.00	0.00
23 (TM) Out of Scope Services	0.00	0.00	40,642.75	40,204.00	438.75
24 (TM) Reimbursables	0.00	0.00	207.76	207.76	0.00
<b>Total</b>	<b>83,750.00</b>	<b>207.18</b>	<b>173,515.26</b>	<b>171,326.51</b>	<b>2,188.75</b>

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

	Hours	Rate	Billed Amount
Professional Engineer	2.25	195.00	438.75
<i>Prepare lake observation exhibit.</i>			
<b>Out of Scope Services subtotal</b>			<b>438.75</b>

Invoice total **2,188.75**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19571	05/08/2019	2,188.75	2,188.75				
	<b>Total</b>	<b>2,188.75</b>	<b>2,188.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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

D/M approval Belinda Blandon Date 5/17/19Date entered MAY 15 2019Fund 001 GL 51300 OC 3103

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

# INVOICE

Catalina at Winkler  
12650 Whitehall Drive  
Fort Myers, FL 33907

DATE:  
INVOICE #  
FOR:

April 25, 2019  
Apr-19  
Electric Service

[Cddinvoice@rizzetta.com](mailto:Cddinvoice@rizzetta.com)

**Bill To:**

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

DESCRIPTION	AMOUNT
April - Aerator electrical service running of pool electric at Catalina	\$140.00
<div>Date Rec'd Rizzetta &amp; Co, Inc _____</div> <div>D/M approval <u>Belinda Blandon</u> Date <u>4/29/19</u></div> <div>Date entered <u>APR 26 2019</u></div> <div>Fund <u>001</u> GL <u>53100</u> OC <u>4311</u></div> <div>Check # _____</div> <div>Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907</div>	
TOTAL	\$140.00

# INVOICE

Catalina at Winkler  
12650 Whitehall Drive  
Fort Myers, FL 33907

RECEIVED  
MAY 23 2019

DATE:  
INVOICE #  
FOR:

May 25, 2019  
May-19  
Electric Service

[Cddinvoice@rizzetta.com](mailto:Cddinvoice@rizzetta.com)

**Bill To:**

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

DESCRIPTION	AMOUNT
May - Aerator electrical service running of pool electric at Catalina	\$140.00
<p><i>Rizzetta &amp; Co, Inc</i></p> <p><i>al</i> <i>Date</i></p> <p><i>J</i></p> <p><i>GL</i> <i>OC</i></p> <p><i>Date Rec'd Rizzetta &amp; Co, Inc</i></p> <p><i>J/M approval</i> <i>Belinda Blandon</i> <i>Date</i> <i>5/24/19</i></p> <p><i>Date entered</i> <i>MAY 23 2019</i></p> <p><i>Fund</i> <i>001</i> <i>GL</i> <i>53100</i> <i>OC</i> <i>4311</i></p> <p><i>check #</i></p>	
<p>Please make check payable to:</p> <p>Catalina at Winkler</p> <p>12650 Whitehall Drive</p> <p>Ft Myers, FL 33907</p>	
<b>TOTAL</b>	<b>\$140.00</b>

EarthBalance  
2570 Commerce Parkway  
North Port, FL 34289  
Phone: (941) 426-7878  
Fax: (941) 426-8778



RECEIVED

MAY 13 2019

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

May 10, 2019  
Invoice No: 42477

Project Manager James Barron

Project 17407.3 Catalina at Winkler Preserve CDD Preserve Maintenance

**Professional Services for the Period: April 1, 2019 to April 30, 2019**

Billing Group 001 Quarterly Maintenance

The Quarterly Maintenance Event has been completed within the Catalina at Winkler CDD location in Ft. Myers, FL as of April 2019. Event 4 is scheduled to take place in August 2019.

Billing Task	Task Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Maintenance Event 1 Nov 2018	2,495.00	100.00	2,495.00	2,495.00	0.00
Maintenance Event 2 Jan 2019	2,495.00	100.00	2,495.00	2,495.00	0.00
Maintenance Event 3 May 2019	2,495.00	100.00	2,495.00	0.00	2,495.00
Maintenance Event 4 Aug 2019	2,495.00	0.00	0.00	0.00	0.00
Total Fee	9,980.00		7,485.00	4,990.00	2,495.00
Total Fee				2,495.00	
Task Total				\$2,495.00	
Billing Group Total				\$2,495.00	
TOTAL AMOUNT DUE				\$2,495.00	

Date Rec'd Rizzetta & Co, Inc

D/M approval Belinda Blandon Date 5/17/19

Date entered MAY 15 2019

Fund 001 GL 53800 OC 4611

Check #





/ 27

5319098466834383999000000

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

B 5,7,8 5319 8

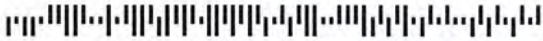
AUTO \*\*R1 2543  
083210



CATALINA AT WINKLER  
PRESERVE CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
09846-68343	\$99.93	May 17 2019	\$

**ur electric statement**

: Mar 27 2019 to Apr 26 2019 (30 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

**Account number: 09846-68343**

Statement date: Apr 26 2019

Next meter reading: May 28 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
96.98	96.98 CR	0.00	0.00	99.93	\$99.93	May 17 2019

**ter reading - Meter ACD7513**

Current reading 86262  
Previous reading - 85365  
kWh used 897

**rgy usage**

	Last Year	This Year
kWh this month	755	897
Average days	29	30
kWh per day	26	30

**he electric service amount  
udes the following charges:**

Customer charge: \$10.54  
Service charge: \$22.99  
Fuel charge (\$0.025630 per kWh): \$58.59  
Franchise charge (\$0.065310 per kWh): \$58.59

Amount of your last bill 96.98  
Payment received - Thank you 96.98 CR  
Balance before new charges \$0.00

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

Electric service amount 92.12\*\*  
Storm charge 1.00  
Gross receipts tax 2.39  
Franchise charge 4.42  
Total new charges \$99.93

**Total amount you owe \$99.93**

\* Payment received after **July 17, 2019** is considered **LATE**; a late payment charge of 1% will apply.

MAY 01 2019

Rec'd Rizzetta &amp; Co, Inc.

D/M approval Belinda Blandon Date 5/6/19Date entered MAY 01 2019Fund GL OCCheck # 

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)



/ 27

5319112460834851906000000

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

RECEIVED

MAY 03 2019



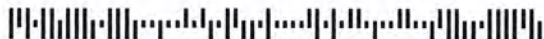
B 5,7,8 5319 5

AUTO \*\*R2 1280  
060395

CATALINA AT WINKLER  
PRESERVE CDD

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	\$60.91	May 17 2019	\$

**Your electric statement**

or: Mar 27 2019 to Apr 26 2019 (30 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Account number: 11246-08348

Statement date: Apr 26 2019

Next meter reading: May 28 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
59.21	59.21 CR	0.00	0.00	60.91	\$60.91	May 17 2019

**Meter reading** - Meter ACD7626

Current reading 44588  
Previous reading - 44086  
Wh used 502

**Energy usage**

	Last Year	This Year
Wh this month	475	502
Service days	29	30
Wh per day	16	17

Amount of your last bill 59.21  
Payment received - Thank you 59.21 CR  
Balance before new charges \$0.00

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

Electric service amount	56.20**
Storm charge	0.56
Gross receipts tax	1.46
Franchise charge	2.69
<b>Total new charges</b>	<b>\$60.91</b>

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

Customer charge: \$10.54  
Fuel: \$12.87  
( \$0.025630 per kWh)  
Non-fuel: \$32.79  
( \$0.065310 per kWh)

**Total amount you owe \$60.91**

\* Payment received after **July 17, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Rec'd Rizzetta & Co, Inc.

J/M approval Belinda Blandon Date 5/6/19

MAY 03 2019

Date entered

Amount 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)

For more information: 311 (City of Miami)



# Catalina at Winkler Preserve CDD

Meeting Date: May 14, 2019

## SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
✓ Keith Sherman	✓	X
✓ John Kirkbride <i>Phone</i>	✓	X
✓ Butch Johnston <i>Playa</i>	✓	X
✓ Richard Bonito	✓	X
✓ Louis Sanchez	✓	X

(\*) Does not get paid

## EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>2:30 pm</i>
Meeting End Time:	<i>3:15 pm</i>
Total Meeting Time:	<i>45 min</i>

Time Over \_\_\_\_\_ () Hours:

Total at \$175 per Hour:

DM Signature: \_\_\_\_\_

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

D/M approval *Belinda Blandon* Date *5/24/19*

Date entered **MAY 22 2019**

Fund *001* GL *51100* OC *1101*

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

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Catalina at Winkler Preserve Comm. Dev. District  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

Invoice No. 18049  
Date 05/01/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ <u>2,800.00</u>
Current Amount Due	\$ <u>2,800.00</u>

RECEIVED  
MAY 07 2019  
MI approved Belinda Blandon Date 5/14/19  
date entered MAY 07 2019  
and 001 GL 51300 OC 32.02  
revised

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,800.00	0.00	0.00	0.00	0.00	2,800.00

Payment due upon receipt.



# Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED  
MAY 07 2019

## STATEMENT

August 27, 2018

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

Bill Number 102274  
Billed through 07/31/2018

Jale Rec'd Rizzetta & Co, Inc

D/M approval Belinda Blandon Date 5/14/19

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

Date entered MAY 07 2019

Fund 001 GL 51400 OC 3107

### FOR PROFESSIONAL SERVICES RENDERED

07/10/18	JLE	Email correspondence regarding status of plantings.	0.20 hrs
07/11/18	JLE	Confer with Dessources regarding plantings.	0.20 hrs
07/24/18	JLE	Conference call regarding conservation areas and inquiry from resident.	0.20 hrs
07/31/18	JLE	Confer with Blandon regarding pending items; prepare letter to HOA; follow-up regarding the same.	1.10 hrs
07/31/18	JLK	Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.10 hrs

Total fees for this matter \$489.50

### MATTER SUMMARY

Earlywine, Jere L.	1.70 hrs	275 /hr	\$467.50
Kilinski, Jennifer L.	0.10 hrs	220 /hr	\$22.00

TOTAL FEES \$489.50

**TOTAL CHARGES FOR THIS MATTER \$489.50**

### BILLING SUMMARY

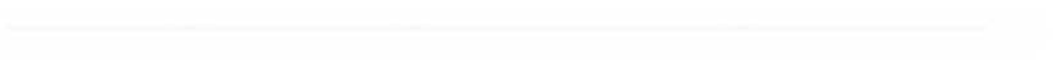
Earlywine, Jere L.	1.70 hrs	275 /hr	\$467.50
Kilinski, Jennifer L.	0.10 hrs	220 /hr	\$22.00

TOTAL FEES \$489.50

**TOTAL CHARGES FOR THIS BILL \$489.50**

=====

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



**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

RECEIVED

APR 24 2019

**Invoice**

Date	Invoice #
5/1/2019	INV0000040301

**Bill To:**

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

Services for the month of		Terms	Client Number
May		Upon Receipt	00327
Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,666.67	\$1,666.67
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3301	1.00	\$1,095.83	\$1,095.83
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
Date Rec'd Rizzetta & Co, Inc. _____			
D/M approval <u>Belinda Blandon</u> Date <u>4/29/19</u>			
Date entered <u>APR 26 2019</u>			
Fund <u>001</u> GL <u>51300</u> OC <u>KK</u>			
Check # _____			
Subtotal			\$3,629.17
Total			\$3,629.17

Rizzetta Technology Services  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

APR 24 2019

## Invoice

Date	Invoice #
5/1/2019	INV0000004348

**Bill To:**

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

Services for the month of		Terms	Client Number
May			00327
Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co, Inc _____			
D/M approval <u>Belinda Blandon</u> Date <u>4/29/19</u>			
Date entered <u>APR 26 2019</u>			
Fund <u>001</u> GL <u>51300</u> OC <u>5103</u>			
Check # _____			
Subtotal			\$175.00
Total			\$175.00

**INVOICE**

Invoice Number: PI-A00259934

Invoice Date: 05/01/19

PROPERTY: Catalina At  
Winkler  
Preserve

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

RECEIVED

MAY 03 2019

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 Kurth			05/01/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR05727 05/01/19 - 05/31/19 Lake & Pond Management Services		435.00	435.00

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

D/M approval Belinda Blandon Date 5/3/19

MAY 03 2019

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

Fund 001 GL 53800 OC 4605

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	0.00
<b>TOTAL</b>	<b>435.00</b>



# Classified/Legal Advertising Invoice

## The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CATALINA AT WINKLER PRESERVE CDD

12750 CITRUS PARK LANE

SUITE 115

TAMPA, FL

04/29/2019 2:09:41PM

33625

No: 113723

Phone: 239 936-0913

Ad No <b>113723</b>	Customer No: <b>L00993</b>	Start Date <b>05-01-2019</b>	Stop Date <b>05-01-2019</b>	Category: <b>Legals</b>		Classification: <b>MISCELLANEOUS</b>		
Order No	Rate: <b>LA</b>	Lines: <b>109</b>	Words: <b>366</b>	Inches: <b>10.60</b>		Cost <b>54.50</b>	Payments <b>.00</b>	Balance <b>54.50</b>
Publications ... Runs <b>Breeze Legals ... 1</b> <b>Online Legals ... 1</b>		Solicitor: <b>SM</b>	Origin: <b>17</b>	Sales Rep: <b>3</b>	Credit Card	Credit Card Number		Card Expire
		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">Identifier</p> <p>NOTICE OF PUBLIC MEETING CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT</p> </div> <div style="text-align: right;"> <p><b>RECEIVED</b> MAY 0 - 2019</p> <p>Approval Belinda Blandon Date 5/14/19</p> <p>ate entered MAY 0 7 2019</p> <p>and 001 GL 5/300 OC 4801</p> <p>back #</p> </div>						
<p>*=Extend Expiration Date</p>								

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

**Affidavit of Publication**

State of Florida

County of Lee

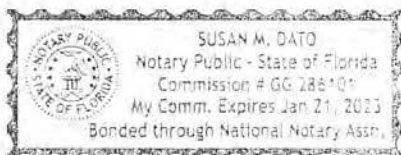
Before the undersigned authority personally appeared Jay Hill, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Public Meeting Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues of May 1, 2019. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper

SWORN TO AND SUBSCRIBED before me this

May 1, 2019

Notary Public

113723



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

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District ("District") will hold its regular meeting on Tuesday, May 14, 2019, at 2:30 p.m. at the offices of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at [www.catalinacdd.org](http://www.catalinacdd.org). Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Belinda Blandon  
District Manager  
Run Date: 05/01/2019  
113723

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

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## **Operation and Maintenance Expenditures June 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2019 through June 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,327.82**

Approval of Expenditures:

\_\_\_\_\_  
\_\_\_\_\_ Chairperson

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

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



## Catalina at Winkler Preserve Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	001177	19698	Engineering Services 06/19	\$ 1,178.75
Florida Power and Light Company	001176	09846-68343 05/19	17043 Tremont St #Aerator 04/26- 05/28/19	\$ 105.34
Florida Power and Light Company	001176	11246-08348 05/19	17213 Wrigley Cir #Aerator 04/26- 05/28/19	\$ 64.06
Hopping Green & Sams	001172	107583	General/Monthly Legal Services 04/19	\$ 347.50
Rizzetta & Company, Inc.	001173	INV0000041044	District Management Services 06/19	\$ 3,629.17
Rizzetta Technology Services, LLC	001174	INV0000004433	Website & Email Hosting Services 06/19	\$ 175.00
Solitude Lake Management, LLC	001178	PI-A00269068	Lake & Pond Monthly 06/19	\$ 435.00
Vertex Water Features	001175	I5028	Aerator Maintenance 05/19	\$ 264.00
Vertex Water Features	001175	I5030	Fountain Cleaning 05/19	\$ <u>129.00</u>
Report Total				\$ <u>6,327.82</u>

RECEIVED

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

Date Rec'd Rizzetta &amp; Co. Inc. JUN 14 2019

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered JUN 14 2019

Fund 001 GL 51300 OC 3103

Catalina @ Winkler Preserve CDD  
c/o Rizzetta & Co  
12750 Citrus Park Lane  
#115  
Tampa, FL 33625

Invoice number 19698  
Date 06/13/2019

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	1,385.53	55,421.00	54,392.25	1,028.75
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 Insp - 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 Inspect - 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 Inspect - 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	100.00	1,500.00	1,500.00	0.00
Add 7.2 (LS) Inspection & Docu of District Fac - Add 7	2,500.00	100.00	2,500.00	2,500.00	0.00
Add 7.3 Proactive Illicit Discharge Inspect - Add 7	1,500.00	100.00	1,500.00	1,500.00	0.00

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
Add 7.4 (LS) TMDL Rpt - Add 7	750.00	35.00	262.50	262.50	0.00
Add 7.5 (LS) Annual Report Prep - Add 7	2,500.00	100.00	2,500.00	2,500.00	0.00
122718 Preserve Boundary Survey Rear Lot Lines	1,500.00	60.00	900.00	900.00	0.00
8.1 Meeting Representation - Add 8	1,500.00	20.00	300.00	150.00	150.00
8.2 Inspection & Docu of Dist Fac - add 8	2,500.00	100.00	2,500.00	2,500.00	0.00
8.3 Proactive Illicit Discharge Inspect - Add 8	1,500.00	100.00	1,500.00	1,500.00	0.00
8.4 Annual Report - Add 8	2,500.00	0.00	0.00	0.00	0.00
23 (TM) Out of Scope Services	0.00	0.00	40,642.75	40,642.75	0.00
24 (TM) Reimbursables	0.00	0.00	207.76	207.76	0.00
<b>Total</b>	<b>83,750.00</b>	<b>208.59</b>	<b>174,694.01</b>	<b>173,515.26</b>	<b>1,178.75</b>

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Professional Engineer	4.25	195.00	828.75
<i>Prepare for and attend CDD BOS meeting.</i> <i>Review lake maintenance location description and provide lake exhibit.</i> <i>Lake bank repair coordination and correspondence.</i>			
Project Technician	2.00	100.00	200.00
subtotal	6.25		1,028.75
Phase subtotal			1,028.75
Invoice total			<b>1,178.75</b>

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19698	06/13/2019	1,178.75	1,178.75				
	Total	1,178.75	1,178.75	0.00	0.00	0.00	0.00





FPL

/ 27

9452 5319098466834374350100000

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

B 5,8 5319 7

AUTO \*\*R1 2543

1 100724

CATALINA AT WINKLER  
PRESERVE CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784



RECEIVED  
MAY 31 2019

Approval Belinda Blandon Date 6/6/19

ate entered

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
09846-68343	\$105.34	Jun 18 2019	\$

## Your electric statement

For: Apr 26 2019 to May 28 2019 (32 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

Account number: 09846-68343

Statement date: May 28 2019

Next meter reading: Jun 26 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
99.93	99.93 CR	0.00	0.00	105.34	\$105.34	Jun 18 2019

### Meter reading - Meter ACD7513

Current reading 87214  
Previous reading - 86262  
kWh used 952

### Energy usage

	Last Year	This Year
kWh this month	856	952
Service days	33	32
kWh per day	26	30

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

Customer charge: \$10.54  
Fuel: \$24.40  
( \$0.025630 per kWh)  
Non-fuel: \$62.17  
( \$0.065310 per kWh)

Enroll now in FPL Budget Billing by paying  
\$94.52 in 1 payment by the due date instead of  
\$105.34. Your bill will be about the same each  
month & stabilized year-round. Learn more at FPL.com/bb

Amount of your last bill 99.93  
Payment received - Thank you 99.93 CR  
Balance before new charges \$0.00

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

Electric service amount 97.11\*\*  
Storm charge 1.06  
Gross receipts tax 2.52  
Franchise charge 4.65  
Total new charges \$105.34

**Total amount you owe \$105.34**

- Payment received after **August 16, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in June. To learn more about your energy bill, visit FPL.com/rates.

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

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered JUN 06 2019

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 (468-8246)





FPL

2 100724

/ 27

5319112460834896046000000

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

B 5,8 5319 9

CATALINA AT WINKLER  
PRESERVE CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

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	\$64.06	Jun 18 2019	\$

**Your electric statement**

For: Apr 26 2019 to May 28 2019 (32 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

**Account number: 11246-08348**

Statement date: May 28 2019

Next meter reading: Jun 26 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
60.91	60.91 CR	0.00	0.00	64.06	\$64.06	Jun 18 2019

**Meter reading** - Meter ACD7626

Current reading 45122  
Previous reading - 44588  
kWh used 534

**Energy usage**

	Last Year	This Year
kWh this month	542	534
Service days	33	32
kWh per day	16	17

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

Customer charge: \$10.54  
Fuel: \$13.69  
( \$0.025630 per kWh)  
Non-fuel: \$34.88  
( \$0.065310 per kWh)

Amount of your last bill 60.91  
Payment received - Thank you 60.91 CR  
Balance before new charges \$0.00

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

Electric service amount 59.11\*\*  
Storm charge 0.59  
Gross receipts tax 1.53  
Franchise charge 2.83  
Total new charges \$64.06

**Total amount you owe \$64.06**

- Payment received after **August 16, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in June. To learn more about your energy bill, visit [FPL.com/rates](http://FPL.com/rates).

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

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered **JUN 06 2019**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





# Hopping Green & Sams

Attorneys and Counselors

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

MAY 29 2019

## STATEMENT

May 28, 2019

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

Bill Number 107583  
Billed through 04/30/2019

Date Rec'd Rizzetta & Co, Inc.

D/M approval Belinda Blandon Date 5/30/2019

Date entered MAY 29 2019

Fund 001 GL 51400 OC 3107

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

### **FOR PROFESSIONAL SERVICES RENDERED**

04/01/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
04/29/19	LMG	Review audit report.	0.90 hrs
04/29/19	KEM	Prepare budget approval resolution and budget notice.	0.20 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$347.50

### **MATTER SUMMARY**

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Gentry, Lauren M.	0.90 hrs	215 /hr	\$193.50
Sandy, Sarah R.	0.10 hrs	225 /hr	\$22.50

TOTAL FEES \$347.50

**TOTAL CHARGES FOR THIS MATTER \$347.50**

### **BILLING SUMMARY**

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Gentry, Lauren M.	0.90 hrs	215 /hr	\$193.50
Sandy, Sarah R.	0.10 hrs	225 /hr	\$22.50

TOTAL FEES \$347.50

**TOTAL CHARGES FOR THIS BILL \$347.50**

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

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

# Invoice

Date	Invoice #
6/1/2019	INV0000041044

## Bill To:

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

RECEIVED  
 MAY 24 2019

Services for the month of	Terms	Client Number
June	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>Rec'd Rizzetta &amp; Co, Inc. _____</p> <p>Approval _____ Date <b>MAY 24 2019</b></p> <p>Date entered _____</p> <p>Ind. <u>001</u> GL <u>51300</u> OC _____</p> <p>ack # _____</p>			
Subtotal			\$3,629.17
Total			\$3,629.17

Rizzetta Technology Services  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

# Invoice

Date	Invoice #
6/1/2019	INV0000004433

## Bill To:

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

RECEIVED  
 MAY 23 2019

Services for the month of	Terms	Client Number
June		00327

Description	Qty	Rate	Amount
EMail Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co, Inc. _____</p> <p>O/M approval _____ Date _____</p> <p>Date entered <u>MAY 24 2019</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

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

RECEIVED  
JUN 11 4 2019

Invoice Number: PI-A00269068  
Invoice Date: 06/01/19

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
Bill Kurth			06/01/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR05727 06/01/19 - 06/30/19 Lake & Pond Management Services		435.00	435.00

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

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered JUN 06 2019

Fund 001 GL 53800 OC 4605

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	0.00
<b>TOTAL</b>	<b>435.00</b>



Vertex Water Features, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

RECEIVED

MAY 30 2019

Bill to  
**Catalina at Winkler Pres CDD 0589180**  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane #115  
Tampa FL 33625

Transaction Date: 5/29/2019

Terms: Net 30

### Invoice I5028

Manufacturer	Model	Name
Vertex	Air4 (2) 1/2Hp	Site #1 AER
Vertex	HF4 XL5 (2) 3/4Hp	Site #2 AER
Aquatic Ecosystems	Air4 (1) 3/4Hp Vane	Site #3 AER

Description
Aeration Maintenance Agreement

Subtotal: \$264.00

Tax: \$0.00

Total: \$264.00

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

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered **MAY 30 2019**

Fund 001 GL 53800 OC 4601

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



Vertex Water Features, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

Bill to  
**Catalina at Winkler Pres CDD 0589180**  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane #115  
Tampa FL 33625

Ship to  
**Belinda Blandon**  
Catalina at Winkler Pres CDD 0589180  
Winkler Rd & Sumner Ave  
Ft. Myers FL 33908

Work Order #: 6341

Assigned Tech: Victor R. (VJR)

Completion Date: 5/28/2019

Equipment Type: Aeration System

Name: Site #1 AER

Manufacturer: Vertex

Model: Air4 (2) 1/2Hp

Install Date:

Parts Warranty Expiration:

Labor Warranty Expiration:

Service Comments			
1.	Cleaned heavy debris from cabinet.	2.	All circuits normal at departure.
3.			
Services Performed			

4. Standard	<input checked="" type="checkbox"/> Test System GFCI Circuit <input checked="" type="checkbox"/> Replace External Intake Filter <input checked="" type="checkbox"/> Pressurized Cleaning of Each AirStation <input checked="" type="checkbox"/> Pressure Relief Valve Checked <input checked="" type="checkbox"/> Adjust Valves / Balance AirStation Airflow <input checked="" type="checkbox"/> Check Cooling Fan Operation <input checked="" type="checkbox"/> Lubricate Hinges & Cabinet Lock <input checked="" type="checkbox"/> Check / Repair BottomLine Air Hose <input checked="" type="checkbox"/> Clean Cabinet Interior / Exterior <input checked="" type="checkbox"/> Clear cabinet of Weeds / Debris	5. Solar	
<b>Readings</b>			
6. System Voltage	120	7. System Amperage / Leakage	4.3-4.6
8. System Pressure (psi)	15	9. System Vacuum (in Hg)	24/22
10. Next Rebuild Date Scheduled	5/20		
<b>Customer Contact Method</b>			
11.	<input checked="" type="checkbox"/> Call After		



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Pompano Beach, FL 33069

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raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

Bill to  
**Catalina at Winkler Pres CDD 0589180**  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane #115  
Tampa FL 33625

Ship to  
**Belinda Blandon**  
Catalina at Winkler Pres CDD 0589180  
Winkler Rd & Sumner Ave  
Ft. Myers FL 33908

Work Order #: 6341      Assigned Tech: Victor R. (VJR)

Completion Date: 5/28/2019

Equipment Type: Aeration System

Name: Site #2 AER

Manufacturer: Vertex

Model: HF4 XL5 (2) 3/4Hp

Install Date:

Parts Warranty Expiration:

Labor Warranty Expiration:

### Service Comments

1.	Cleaned moderate debris from cabinet.	2.	All circuits normal at departure.
3.			

### Services Performed

4. Standard	<input checked="" type="checkbox"/> Test System GFCI Circuit <input checked="" type="checkbox"/> Replace External Intake Filter <input checked="" type="checkbox"/> Pressurized Cleaning of Each AirStation <input checked="" type="checkbox"/> Pressure Relief Valve Checked <input checked="" type="checkbox"/> Adjust Valves / Balance AirStation Airflow <input checked="" type="checkbox"/> Check Cooling Fan Operation <input checked="" type="checkbox"/> Lubricate Hinges & Cabinet Lock <input checked="" type="checkbox"/> Check / Repair BottomLine Air Hose <input checked="" type="checkbox"/> Clean Cabinet Interior / Exterior <input checked="" type="checkbox"/> Clear cabinet of Weeds / Debris	5. Solar	
<b>Readings</b>			
6. System Voltage	120	7. System Amperage / Leakage	4.2-4.3
8. System Pressure (psi)	15	9. System Vacuum (in Hg)	27/24
10. Next Rebuild Date Scheduled	08/20		
<b>Customer Contact Method</b>			
11.	<input checked="" type="checkbox"/> Call After		





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Pompano Beach, FL 33069

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www.vertexwaterfeatures.com

Bill to  
**Catalina at Winkler Pres CDD 0589180**  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane #115  
Tampa FL 33625

Ship to  
**Belinda Blandon**  
Catalina at Winkler Pres CDD 0589180  
Winkler Rd & Sumner Ave  
Ft. Myers FL 33908

Work Order #: 6341      Assigned Tech: Victor R. (VJR)

Completion Date: 5/28/2019

Equipment Type: Aeration System

Name: Site #3 AER

Manufacturer: Aquatic Ecosystems

Model: Air4 (1) 3/4Hp Vane

Install Date:

Parts Warranty Expiration:

Labor Warranty Expiration:

### Service Comments

1.	Cleaned heavy debris from cabinet.	2.	All circuits normal at departure.
3.			

### Services Performed

4. Standard	<input checked="" type="checkbox"/> Test System GFCI Circuit <input checked="" type="checkbox"/> Replace External Intake Filter <input checked="" type="checkbox"/> Pressurized Cleaning of Each AirStation <input checked="" type="checkbox"/> Pressure Relief Valve Checked <input checked="" type="checkbox"/> Adjust Valves / Balance AirStation Airflow <input checked="" type="checkbox"/> Check Cooling Fan Operation <input checked="" type="checkbox"/> Lubricate Hinges & Cabinet Lock <input checked="" type="checkbox"/> Check / Repair BottomLine Air Hose <input checked="" type="checkbox"/> Clean Cabinet Interior / Exterior <input checked="" type="checkbox"/> Clear cabinet of Weeds / Debris	5. Solar	
<b>Readings</b>			
6. System Voltage	120	7. System Amperage / Leakage	8.2
8. System Pressure (psi)	6	9. System Vacuum (in Hg)	22
10. Next Rebuild Date Scheduled	8/19		
<b>Customer Contact Method</b>			
11.	<input checked="" type="checkbox"/> Call After		



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www.vertexwaterfeatures.com

RECEIVED

MAY 30 2019

Bill to  
Catalina at Winkler Pres CDD 0589180  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane #115  
Tampa FL 33625

Transaction Date: 5/29/2019

Terms: Net 30

### Invoice I5030

Manufacturer	Model	Name
Lake Fountain	10Hp Tri-Geyser	Main FTN

Description
Fountain Cleaning Agreement

Subtotal: \$129.00

Tax: \$0.00

Total: \$129.00

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

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered MAY 30 2019

Fund 001 GL 53800 OC 4601

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



Vertex Water Features, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

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www.vertexwaterfeatures.com

Bill to  
**Catalina at Winkler Pres CDD 0589180**  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane #115  
Tampa FL 33625

Ship to  
**Belinda Blandon**  
Catalina at Winkler Pres CDD 0589180  
Winkler Rd & Sumner Ave  
Ft. Myers FL 33908

Work Order #: 6342

Assigned Tech: Victor R. (VJR)

Completion Date: 5/28/2019

Equipment Type: Floating Fountain

Name: Main FTN

Manufacturer: Lake Fountain

Model: 10Hp Tri-Geyser

Install Date:

Parts Warranty Expiration:

Labor Warranty Expiration:

### Service Comments

1.	Cleaned heavy algae from components.	2.	All circuits OK at departure.
3.			

### Services Performed

4.	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Test Motor GFCI circuit</li><li><input checked="" type="checkbox"/> Test Light GFCI circuit</li><li><input checked="" type="checkbox"/> Clean Intake Screen</li><li><input checked="" type="checkbox"/> Clean Light &amp; Lenses</li><li><input checked="" type="checkbox"/> Clean Float</li><li><input checked="" type="checkbox"/> Clean Display Head/Ring &amp; Jets</li><li><input checked="" type="checkbox"/> Adjust Mooring Lines</li><li><input checked="" type="checkbox"/> Reset Timers</li></ul>
----	---

### Readings



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2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

5. Motor Voltage	245.9	6. Motor Amperage / Leakage	37.5
7. Lighting Voltage	120	8. Lighting Amperage / Leakage	10.86
9. Timer Settings	7am-11pm		
<b>Customer Contact Method</b>			
10.	<input checked="" type="checkbox"/> Call After		



# Tab 3

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**

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

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 6, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated May 6, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



May 6, 2019



## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$393,237).
- The change in the District's total net position in comparison with the prior fiscal year was (\$172,176), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balance of \$402,553, a decrease of \$133,825 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service and an escrow agreement, assigned to future repairs and maintenance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2018	2017
Assets, excluding capital assets	\$ 407,741	\$ 544,480
Capital assets, net	2,052,848	2,206,811
Total assets	2,460,589	2,751,291
Liabilities, excluding long-term liabilities	43,826	73,319
Long-term liabilities	2,810,000	2,899,033
Total liabilities	2,853,826	2,972,352
Net position		
Net investment in capital assets	45,851	162,143
Restricted	62,198	111,935
Unrestricted	(501,286)	(495,139)
Total net position	\$ (393,237)	\$ (221,061)

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2018	2017
Program revenues		
Charges for services	\$ 441,786	\$ 424,180
Operating grants and contributions	2,172	1,402
Capital grants and contributions	13	13
General revenues	90	83
Total revenues	444,061	425,678
Expenses:		
General government	90,870	95,660
Maintenance and operations	261,055	225,768
Interest	120,358	159,134
Cost of issuance	189,987	-
Total expenses	662,270	480,562
Special item - gain on deferred cost settlement	46,033	-
Change in net position	(172,176)	(54,884)
Net position - beginning	(221,061)	(166,177)
Net position - ending	\$ (393,237)	\$ (221,061)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$662,270. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year as a result of an increase in prepayment revenue. The District also recorded a gain from the settlement on amounts owed for deferred costs. In total, expenses increased mainly from cost of issuance on the refunding bonds issued during the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by \$21,102. The over expenditures were funded by available fund balance.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2018, the District had \$3,849,083 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,796,235 has been taken, which resulted in a net book value of \$2,052,848. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2018, the District had \$2,810,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

## **FINANCIAL STATEMENTS**



**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 237,122
Accounts receivable	1,700
Investments	100
Prepays and deposits	5,045
Restricted assets:	
Cash and cash equivalents	35,186
Investments	128,588
Capital assets:	
Depreciable, net	2,052,848
Total assets	<u>2,460,589</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	5,188
Accrued interest payable	38,638
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	2,685,000
Total liabilities	<u>2,853,826</u>
<b>NET POSITION</b>	
Net investment in capital assets	45,851
Restricted for debt service	27,012
Restricted for SFWMD escrow agreement	35,186
Unrestricted	(501,286)
Total net position	<u>\$ (393,237)</u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 90,870	\$ 90,870	\$ -	\$ -	\$ -
Maintenance and operations	261,055	86,994	-	13	(174,048)
Interest on long-term debt	120,358	263,922	2,172	-	145,736
Cost of issuance	189,987	-	-	-	(189,987)
Total governmental activities	662,270	441,786	2,172	13	(218,299)
General revenues:					
Unrestricted investment earnings					90
Total general revenues					90
Special item - gain on deferred cost settlement					46,033
Change in net position					(172,176)
Net position - beginning					(221,061)
Net position - ending					\$ (393,237)

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash and cash equivalents	\$ 272,308	\$ -	\$ -	\$ 272,308
Investments	100	128,588	-	128,688
Accounts receivable	1,700	-	-	1,700
Prepaid items and deposits	5,045	-	-	5,045
Total assets	<u>\$ 279,153</u>	<u>\$ 128,588</u>	<u>\$ -</u>	<u>\$ 407,741</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 5,188	\$ -	\$ -	\$ 5,188
Total liabilities	<u>5,188</u>	<u>-</u>	<u>-</u>	<u>5,188</u>
Fund balances:				
Non-spendable				
Prepaid items and deposits	5,045	-	-	5,045
Restricted for:				
Debt service	-	128,588	-	128,588
SFWMD escrow agreement	35,186	-	-	35,186
Assigned to:				
Future repairs and maintenance	25,345	-	-	25,345
Unassigned	208,389	-	-	208,389
Total fund balances	<u>273,965</u>	<u>128,588</u>	<u>-</u>	<u>402,553</u>
Total liabilities and fund balances	<u>\$ 279,153</u>	<u>\$ 128,588</u>	<u>\$ -</u>	<u>\$ 407,741</u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 402,553

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

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

Cost of capital assets	3,849,083	
Accumulated depreciation	<u>(1,796,235)</u>	2,052,848

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

Accrued interest payable	(38,638)	
Bonds payable	<u>(2,810,000)</u>	<u>(2,848,638)</u>
Net position of governmental activities		<u><u>\$ (393,237)</u></u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 177,864	\$ 263,922	\$ -	\$ 441,786
Investment earnings	90	2,172	13	2,275
Total revenues	177,954	266,094	13	444,061
EXPENDITURES				
Current:				
General government	90,870	-	-	90,870
Maintenance and operations	107,092	-	-	107,092
Debt service:				
Principal	-	2,931,943	6,057	2,938,000
Interest	-	146,937	-	146,937
Bond issue costs	-	189,987	-	189,987
Total expenditures	197,962	3,268,867	6,057	3,472,886
Excess (deficiency) of revenues over (under) expenditures	(20,008)	(3,002,773)	(6,044)	(3,028,825)
OTHER FINANCING SOURCES (USES)				
Interfund transfer in (out)	-	(3,141)	3,141	-
Bond proceeds	-	2,895,000	-	2,895,000
Total other financing sources (uses)	-	2,891,859	3,141	2,895,000
Net change in fund balances	(20,008)	(110,914)	(2,903)	(133,825)
Fund balances - beginning	293,973	239,502	2,903	536,378
Fund balances - ending	\$ 273,965	\$ 128,588	\$ -	\$ 402,553

See notes to the financial statements



**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

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

Net change in fund balances - total governmental funds	\$ (133,825)
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(153,963)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(2,895,000)
The gain on the cancellation of debt is not recognized in the governmental fund financial statements, but is reported as a special item in the statement of activities.	46,033
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,938,000
The change in accrued interest between the current and prior year is shown as an adjustment to interest expense on the statement of activities but not on the fund financial statements.	<u>26,579</u>
Change in net position of governmental activities	<u>\$ (172,176)</u>

See notes to the financial statements

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

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

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

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

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

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

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

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

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

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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

#### Inventories and Prepaid Items

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

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

#### Capital Assets

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

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

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

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

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

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

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

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

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

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



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

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

### **Other Disclosures**

#### **Use of Estimates**

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Weighted Average Maturities
Federated Government Obligations # 5	\$ 128,588	S&P AAAm	25 days
Florida PRIME	100	S&P AAAm	33 days
Total Investments	<u>\$ 128,688</u>		

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

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

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

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

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

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

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

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

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

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2018 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 3,141
Capital projects	3,141	-
	<u>\$ 3,141</u>	<u>\$ 3,141</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indenture.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - stormwater system	\$ 3,849,083	\$ -	\$ -	\$ 3,849,083
Total capital assets, being depreciated	3,849,083	-	-	3,849,083
Less accumulated depreciation for:				
Infrastructure - stormwater system	1,642,272	153,963	-	1,796,235
Total accumulated depreciation	1,642,272	153,963	-	1,796,235
Total capital assets, being depreciated, net	2,206,811	(153,963)	-	2,052,848
Governmental activities capital assets, net	\$ 2,206,811	\$ (153,963)	\$ -	\$ 2,052,848

In connection with the 2005 project, in the event there are certain excess funds in the Series 2005 reserve account, they are to be used to repay funds advanced for the project or for the purchase of additional components. However, if funds in the account are not needed for that purpose, they are to be used to redeem outstanding related debt. During a prior fiscal year, the District determined that it owes no more than \$300,000 in deferred costs to the Developer (the "Deferred Costs Obligation"). A liability for \$115,710 was originally set up and \$11,677 was remitted to the Developer during a prior fiscal year. The deferred obligation for the Series 2005 project had a balance of \$104,033 at September 30, 2017. During the current fiscal year, the District and the Developer entered into a settlement agreement, whereby the Developer has agreed to accept \$58,000 in full payment of the amounts owed. See Note 7 - Long-Term Liabilities for more information.

Depreciation expense was charged to the maintenance and operations function.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2005

On December 1, 2005, the District issued \$3,560,000 of Special Assessment Bonds, consisting of \$3,560,000 Series 2005 Term Bonds due on May 1, 2036 with a fixed interest rate of 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2005 Bonds is paid serially commencing May 1, 2007 through May 1, 2036. The Series 2005 Bonds were refunded with the issuance of Special Assessment Refunding Bonds, Series 2017 and were paid in full during the current fiscal year.

### Series 2017

On December 20, 2017, the District issued \$2,895,000 of Special Assessment Refunding Bonds, Series 2017 due on May 1, 2036 with a fixed interest rate of 3.3%. The Bonds were issued to refund Series 2005 Special Assessment Bonds (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal is to be paid serially commencing May 1, 2018 through May 1, 2036.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. See Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture at September 30, 2018.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Refunded Bonds

The District refunded the Series 2005 Special Assessment Bonds, which had an outstanding balance of \$2,795,000 at the time of the refunding with the proceeds from the Series 2017 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$524,098. The refunding resulted in an economic gain of \$364,484. The refunded Bonds have been paid off as of September 30, 2018.

### Developer Advances

For the capital projects fund, there is an agreement between the District and the Developer whereby the Developer will advance funds to the District for construction. In accordance with the agreement, the advances are subject to reimbursement and are intended to be reimbursed when and if funds become available from the Bonds, in accordance with the terms of the Bond Indenture. During the current fiscal year, the District and the Developer entered into a settlement agreement, whereby the Developer has agreed to accept \$58,000 in full payment of the amounts owed. See Note 6 - Capital Assets for more information.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005	\$ 2,795,000	\$ -	\$ 2,795,000	\$ -	\$ -
Series 2017	-	2,895,000	85,000	2,810,000	125,000
Deferred obligation	104,033	-	104,033	-	-
Total	<u>\$ 2,899,033</u>	<u>\$ -</u>	<u>\$ 2,984,033</u>	<u>\$ 2,810,000</u>	<u>\$ -</u>

At September 30, 2018, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 125,000	\$ 92,565	\$ 217,565
2020	120,000	88,605	208,605
2021	125,000	84,645	209,645
2022	130,000	80,520	210,520
2023	135,000	76,230	211,230
2024-2028	730,000	312,015	1,042,015
2029-2033	865,000	183,480	1,048,480
2034-2036	580,000	38,445	618,445
Total	<u>\$ 2,810,000</u>	<u>\$ 956,505</u>	<u>\$ 3,766,505</u>

## NOTE 8 – ESCROW AGREEMENT

During a prior fiscal year, the District and the management company entered into an escrow agreement for the benefit of the South Florida Water Management District ("SFWMD"). The agreement is to provide financial responsibility to complete the mitigation and monitoring plan pursuant to ERM Permit Application. Pursuant to the agreement, the District must set aside, in a separate account, \$34,898 for fulfillment of collateral security for the timely performance of the plan noted above. Any interest earned on said monies is also to be held in escrow. At September 30, 2018, the amount held in escrow is \$35,186.

## NOTE 9 – MANAGEMENT COMPANY

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

#### **NOTE 10 – RISK MANAGEMENT**

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

#### **NOTE 11 – SUBSEQUENT EVENTS**

##### **Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$10,000 of the Series 2017 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.



**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Favorable (Unfavorable)
REVENUES			
Assessments	\$ 176,860	\$ 177,864	\$ 1,004
Investment earnings	-	90	90
Total revenues	<u>176,860</u>	<u>177,954</u>	<u>1,094</u>
EXPENDITURES			
Current:			
General government	89,790	90,870	(1,080)
Maintenance and operations	<u>87,070</u>	<u>107,092</u>	<u>(20,022)</u>
Total expenditures	<u>176,860</u>	<u>197,962</u>	<u>(21,102)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(20,008)	<u>\$ (20,008)</u>
Fund balances - beginning		<u>293,973</u>	
Fund balances - ending		<u>\$ 273,965</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by \$21,102. The over expenditures were funded by available fund balance.



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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www.graucpa.com

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 6, 2019.

### Internal Control Over Financial Reporting

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

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

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

### Compliance and Other Matters

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

We noted certain matters that we reported to management of the District in a separate letter dated May 6, 2019.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

### **Purpose of this Report**

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

 Shaw & Associates

May 6, 2019



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Catalina at Winkler Preserve Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

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

*Grau & Associates*

May 6, 2019





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

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

### Report of the Financial Statements

We have audited the accompanying basic financial statements of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated May 6, 2019.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 6, 2019, should be considered in conjunction with this management letter.

### Purpose of this Letter

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

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

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

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

*Grau & Associates*

May 6, 2019

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### 2018-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2018.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: The District's Board of Supervisors was unable to amend its budget for the fiscal year ended September 30, 2018 prior to the statutory deadline. The district will amend its budget for any future years in which actual expenditures exceed appropriations in the general fund.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# Tab 4



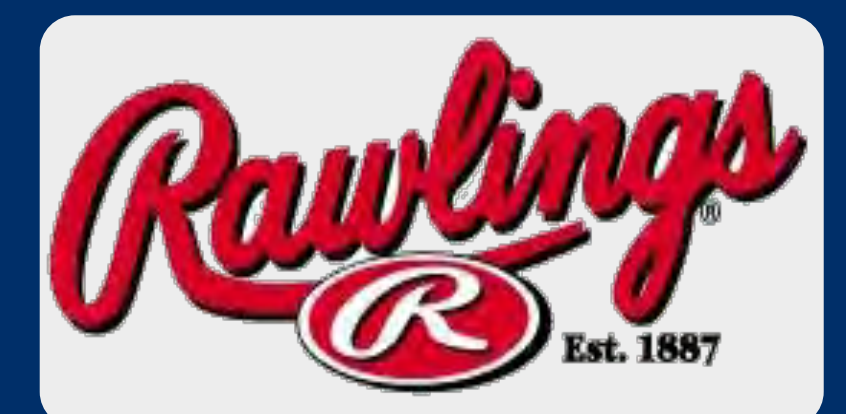
# **Catalina at Winkler Preserve**

## **Website Compliance and Accessibility**





# A Sampling of Our Clients





# Dear Catalina at Winkler Preserve CDD Board Members:

Thank you for the chance to present our company, ADA Site Compliance, the leader in website accessibility for Florida's community development districts. We've worked with 200+ CDDs and government entities, and hundreds of businesses, including some of the world's best-known brands. We're confident our website and PDF accessibility expertise makes us the right choice for Catalina at Winkler Preserve.

We realize you have a choice when selecting any vendor. We also know that ADA website and PDF accessibility are highly specialized, so it's important for you to understand what sets one company apart from another. Below are a few key facts you should know about us:

## 1. We have one business – website and PDF accessibility and compliance – and we do it the right way

Since the explosion of ADA website lawsuits two years ago, many companies in fields like web design and SEO are now seeking a new revenue stream in digital accessibility. Many are good marketers but simply lack the skills and knowledge to properly do this work. At ADASC, we have one business: making and keeping our clients' websites and PDFs accessible.

## 2. Community Development Districts are our specialty – and we have a perfect track record

We have worked with hundreds of special districts in Florida, including more than 200 CDDs. In that time, no ADASC clients who have completed their auditing and remediation have been sued. That's because we do the work the way it must be done and never take shortcuts.

## 3. We are the experts' experts

Our clients are also the clients of dozens of the world's largest law firms (we're happy to share a list). They continue to refer us those clients because they trust us to serve them well, to manage their risk exposure, and to keep their costs low.

We respectfully urge the board to consider these points in order to get a true apples-to-apples comparison of your options. As litigation continues against CDDs, having a truly accessible website and PDFs will save you time and money. And it's the right thing to do.

We welcome your questions and look forward to serving as your trusted resource for all your accessibility needs.

Sincerely,

The ADA Site Compliance Team



# Experience Counts



ADASC is proud to be the trusted partner of 200+ Florida CDDs, their board members, management companies, insurance carriers, and legal counsel.

Districts across Florida turn to us for all their accessibility and compliance needs:

- ✓ Website and PDF remediation
- ✓ Creation of new, ADA-compliant, accessible websites
- ✓ Risk-mitigation in a climate of growing litigation
- ✓ Ongoing maintenance and support of accessibility efforts
- ✓ Website hosting, back-up, and security
- ✓ Training, consulting, and expert advice

*We are happy to provide you with references upon request*



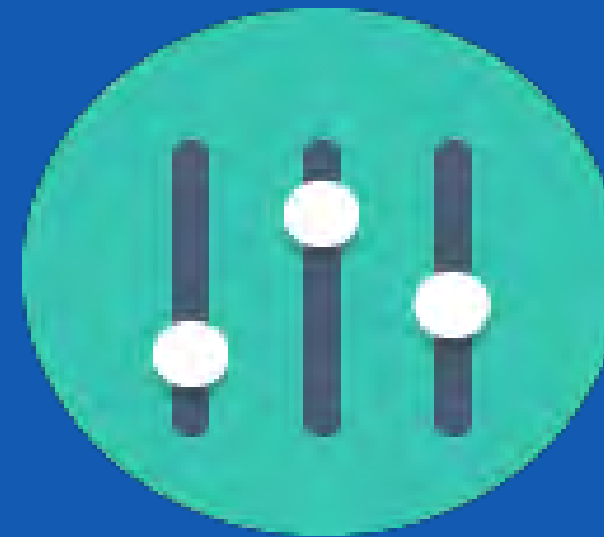


# Phase 1: Risk-Mitigation



## Compliance Shield

A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.



## Site Accessibility Policy

A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.



## Compliance Audit Report

A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.

# Your New, Accessible & Compliant Website

## Phase 2

### Migration of All Content

Our technical team migrates your current content to a brand new website built to be accessible and compliant.

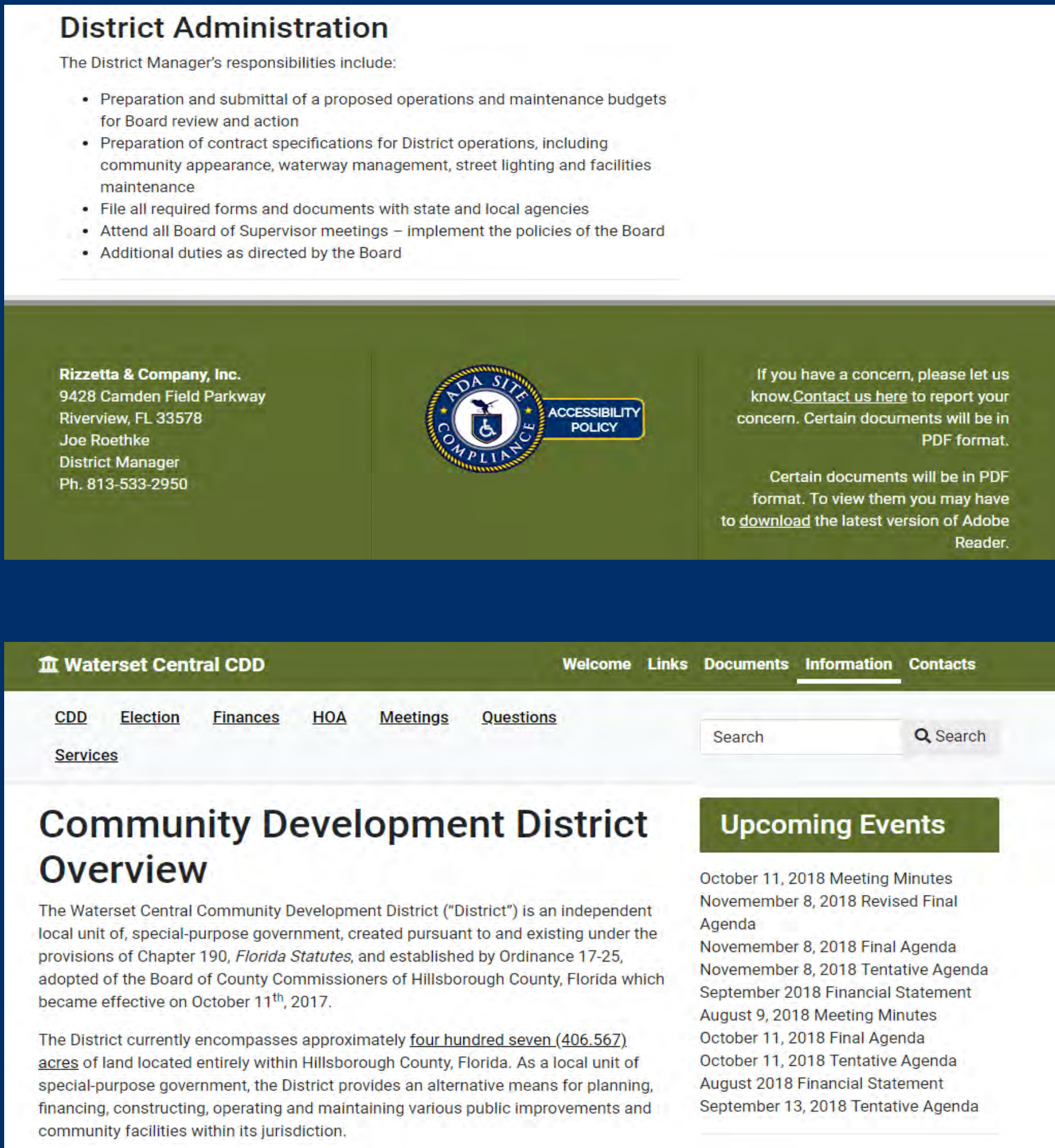
## Phase 3

### Quality Assurance

Our compliance team re-tests your new website to ensure that it meets WCAG 2.1 AA-level criteria.









# Creation of a New, Compliant & Accessible Website



**\$2,400 (year 1)** \* **Migration of current site content to new, ADA-compliant format**

\* **Catalina at Winkler Preserve CDD owns 100% of the website**

\* **No annual fee in year one**

**\$900 (annually)** - Continued accessibility and ongoing compliance support as standards change

## Includes:

\* **20 FREE hours of annual consulting (a \$5,000 value)**

\* **FREE monthly tech audit reports for ongoing maintenance (a \$999 value)**

\* **Customized Accessibility Policy**

\* **ADASC Compliance Shield**

\* **No annual fee in year one**

*\* the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis clients*







# PDFs

\$99 for two years of PDF conversion to text/HTML format

Conversion will improve PDF accessibility

Complex document remediation starts at \$1.00

Template creation available to reduce future costs



# Hosting

\$300 per year (a \$1,200 value)

Includes the following premium features:

- Active firewall
  - Virus protection
  - SSL certificate
  - Daily file and database backup
  - Disaster recovery
  - Server optimization
- *the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis clients*



### Districts Choose ADASC For:

- \* Turnkey solutions that provide unmatched convenience
- \* Services that don't just meet, but exceed, insurance requirements
- \* The most experienced team of experts in our field
- \* Our single focus on digital accessibility and compliance
- \* The lowest-cost option among legitimate service providers

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**New, Compliant Website: \$2,400**

**PDFs: \$99**

**Hosting & Backup: \$300**

**Year One Cost: \$2,799**



# **FREE for All Egis Clients**

## **A \$5,999 Value**

- \* 20 FREE hours of annual website consulting (a \$5,000 value)
- \* FREE monthly tech audit reports for ongoing compliance (a \$999 value)



# A Word from a Fan



"A big shout out to ADA Site Compliance, which helps businesses and public entities make their websites and PDFs accessible and compliant with the Americans with Disabilities Act. Check out ADA Site Compliance. This is a good thing to have. Compliance is a must..."

- KEVIN O'LEARY A.K.A. "MR. WONDERFUL"  
ABC TV'S *SHARK TANK*





# ***ADA Site Compliance***

**The Website & PDF Accessibility Experts Asked to Present to:**



**The Trusted Resource for Those That You Trust**





# Contact Information



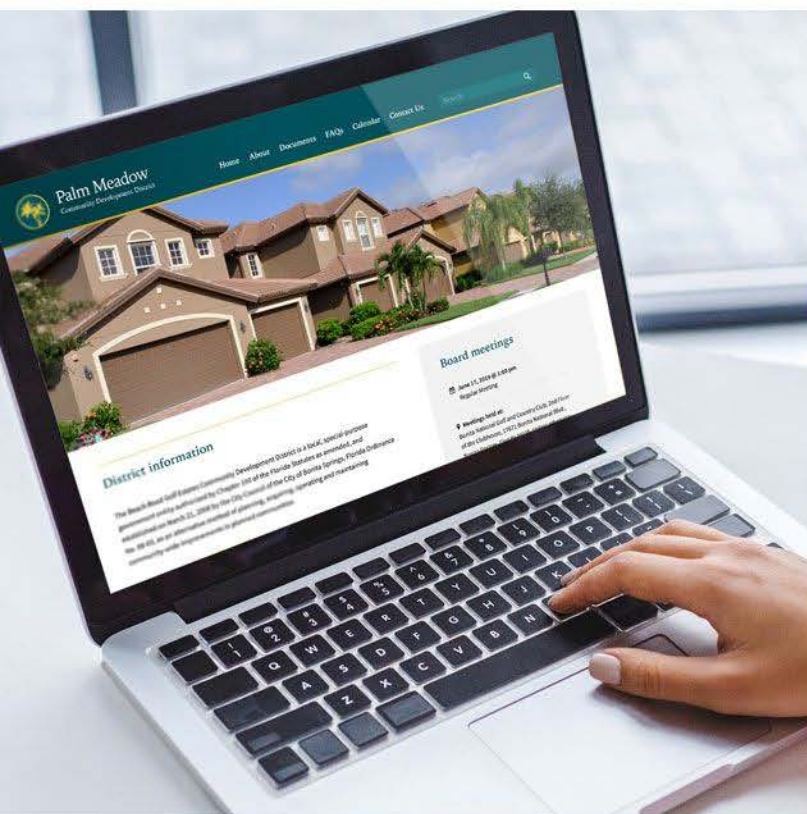
**ADA Site Compliance, LLC**

Jeremy Horelick, Vice President  
(561) 258-9518 Direct

[jeremy@AdaSiteCompliance.com](mailto:jeremy@AdaSiteCompliance.com)

**[www.AccessibleDistrictWebsites.com](http://www.AccessibleDistrictWebsites.com)**





# Keeping your community informed. And you compliant.

Catalina Community Development District

Proposal date: 2019-06-27


Proposal ID: MNQUP-D9ZNU-GRMQF-CKVL4

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FAQs.....	6
Statement of work.....	7-8
Terms and conditions.....	9-12



**Ted Saul**

*Director - Digital Communication*

 *Certified Specialist*

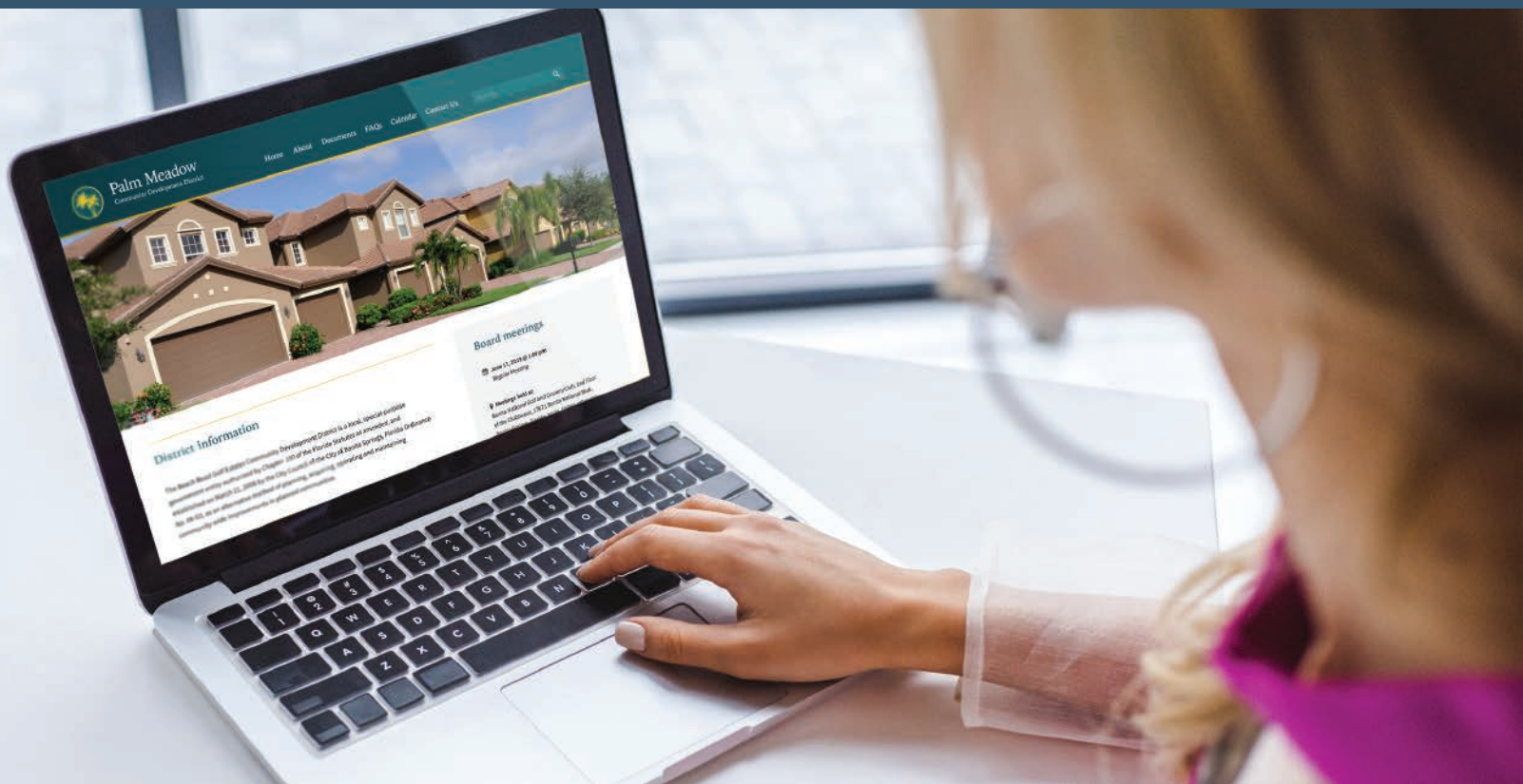
**campus**  
suite

# Pricing

Effective date: 2019-07-01

Implementation	Quantity	Subtotal
<b>Onboarding of ADA Compliant Website and Remediation of Historical Documents</b> <ul style="list-style-type: none"><li>• Migration website pages and present on a staged website for approval</li><li>• Initial PDF Accessibility Compliance Service for 1500 pages of remediation</li></ul>	1	\$2,325.00
Ongoing services	Quantity	Subtotal
<b>Website services</b> <ul style="list-style-type: none"><li>• Hosting, support and training for users</li><li>• Website management tools to make updates</li><li>• Secure certification (https)</li><li>• Monthly site reporting, monitoring and error corrections</li></ul>	1	\$615.00
<b>Ongoing PDF Accessibility Compliance Service</b> <ul style="list-style-type: none"><li>• Remediation of all PDFs stored on your website</li><li>• Remediation of up to 750 PDF pages</li><li>• Dashboard for reporting and managing all PDFs</li><li>• 48-hour turnaround for fixes for board agendas</li><li>• PDF manager dashboard</li></ul>	750*	\$937.50
<b>Social Media Manager</b>		Included
<b>Total:</b>		<b>\$3,877.50</b>

*\*Maximum PDF pages per 12 month period*



## Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

### Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

### Designed for districts



**Easy-to-update website, hosting and support**



**Worry-free ADA-compliance, auditing and full reporting**



**Meets Florida statutes and federal laws**



**Save CDD board time and money**



# Keeping your community informed and compliant.



**Accessibility Compliance**  
with Campus Suite

## We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

### We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

## A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

### Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

### Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



## A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**Campus Suite Academy  
Website Accessibility Center**

[www.campussuite.com/accessibility-center](http://www.campussuite.com/accessibility-center)

# Frequently asked questions

## **For PDF service, what is the price per page?**

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

## **What does the PDF scan and remediation process look like?**

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

## **What does the ADA managed service process for our website look like?**

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

## **How long does it take?**

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

## **What standards do you follow for ADA?**

We follow WCAG AA 2.1 guidelines

## **Are there any hidden fees?**

No.

## **How long does it take to build the website?**

It depends upon your responsiveness, but generally only a couple of weeks.

## **Can we change the design of our website?**

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

## **Do your sites offer a calendar?**

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.



# Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  3. Display an ADA compliance shield, seal, or certification;
  4. Provide options to create a CDD-branded design (colors, logo, etc...)
  5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  6. Be free of any commercial advertising;
  7. Be free of any known spyware, virus, or malware;
  8. Secure certification (https)
  9. Secure cloud hosting with fail-overs
  10. Allow for data backups, and record retention as required by law;
  11. Allow for the display a calendar, reservation request form, and newsletter;
  12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.\*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
  1. Contractor will manage and maintain the website;
  2. Remediate new documents (a not to exceed 750 pages per year) provided by the District Manager in an ADA compliant format;\*
    1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  3. District shall be responsible for uploading the ADA compliant documents onto the website. Contractor shall ensure that the District only has the ability to upload or remove documents on the website and cannot alter any other aspect of the website;
  4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
  5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will

provide the District with reasonable advance notice in writing.

**4. Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

**5. Support Services.**

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

# Website Creation and Management Agreement

## AGREEMENT BETWEEN THE Catalina COMMUNITY DEVELOPMENT DISTRICT AND INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES

This Agreement ("Agreement") is entered into as of 2019-07-01 by and between:

**Catalina Community Development District**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3434 Colwell Avenue, Tampa, FL 33614 (the "**District**"), and

**Innersync Studio, Ltd., d/b/a Campus Suite**, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

### RECITALS

**Whereas**, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 190, *Florida Statutes*; and

**Whereas**, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information ("**Website**"); and

**Whereas**, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act ("**ADA**"), which ADA accessibility requirements and standards may change from time to time, and to remediate or otherwise convert the Website to meet such ADA accessibility requirements, to routinely audit the Website to ensure continued compliance with the ADA and to perform ongoing maintenance of the Website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the "**Services**"); and

**Whereas**, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

**Whereas**, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**Now, therefore,** in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

**Section 2. Scope of Work.** Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include:

**A. Initial Website Remediation.** Contractor shall migrate the District’s existing Website or otherwise create a new Website in order to produce a functional, responsive, working Website compliant with federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended and updated from time to time (as amended and updated from time to time, “**WCAG**”). Specifically, Contractor shall, at a minimum:

- i. provide an ADA compliant Website that meets, at minimum, the currently-effective WCAG standards;
- ii. convert up to 1500 pages of PDF documents identified by the District to accessible formats for assistive technologies. If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF;
- iii. provide a website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District’s engagement of Contractor for ADA specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) for users encountering any problems;
- iv. provide options to create a District-branded design (colors, logo, etc.);
- v. provide Contractor’s ADA compliance shield, seal or certification for display on the Website (“Compliance Shield”);
- vi. cross-check ADA compliance for accessibility and compatibility of the Website with various technology mediums, including but not limited to mobile phones, smart phones, tablets, laptop computers, desktop computers, and provide “mobile friendly” or “mobile versions” of the Website accessible via various web browsers including but not limited to Internet Explorer, Edge, Mozilla, Safari, and Chrome;
- vii. eliminate and prevent any commercial advertising on the Website;
- viii. eliminate and prevent exposure to any known spyware, virus or malware affecting functionality or accessibility of the Website;

- ix. secure “https” certification and provide secure “cloud” hosting with fail-over back-up measures to ensure continued functionality and accessibility of the Website;
- x. provide data back-up and records retention measures as required by Florida law;
- xi. provide and/or allow display of a calendar, reservation request form, and newsletter, as applicable or necessary to the District;
- xii. provide a “dashboard” accessible to the District Manager or his or her designee which allows the District to upload and remove content, manage documents to be remediated by Contractor, and review ADA compliance reports generated by Contractor. However, Contractor shall ensure that the District does not have the ability to alter any other aspect of the Website which may negatively impact the functionality or accessibility of the Website;
- xiii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

**B. Maintenance.** Starting October 1, 2019, Contractor shall provide on-going maintenance of the Website, to ensure continued compliance with WCAG. Specifically, Contractor shall:

- i. manage and maintain the Website;
- ii. remediate new documents, up to seven hundred fifty (750) pages per year; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager’s submission for such request.
- iii. remediate new documents identified by the District to accessible formats for assistive technologies. If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in such document and provide contact information if anyone needs reasonable accommodations to access the full content within that document. For any agenda packages, including any updates thereto, Contractor shall turn around the remediated version within two (2) business days of the District Manager’s submission for such request.
- iv. provide assistive technical support via telephone and/or email, as reasonably needed, within regular business hours between 9 a.m. and 6 p.m., Monday through Friday, exclusive of federal holidays, which shall include but not be limited to assistance in converting newly added documents and upgrading to new ADA recommended standards, if any, and regularly corresponding with the District staff on such items as updates, changes and recommendations;
- v. store and retain all District content, including files, texts, parameters, documents, and other types of data by backing up the same in a separate storage system and regularly backing up new content as they are submitted and uploaded to the Website;
- vi. ensure that the Website is “live” and “on-line” at all times, unless a scheduled maintenance or upgrades



are required; for any scheduled maintenance or upgrades which would affect the functionality or accessibility of the Website for a prolonged time, Contractor shall provide reasonable advance notice to the District in writing, and post a disclaimer message on the Website during such maintenance or upgrade;

**vii.** perform monthly comprehensive technological, and human as needed, audits to ensure Website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any;

**viii.** in the event that certain documents are not able to be fully remediated and accessible in accordance with ADA compliance standards, Contractor shall immediately notify the District of such documents and shall provide contact information for anyone who needs reasonable accommodation to access all or any portion of such content;

**ix.** continue to provide and update, as needed, those Services identified in Section 2(A)(iii), (v), (viii), (x), and (xii); and

**x.** provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor's expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards

**C. Additional Services.** In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

**i.** providing a point of contact to respond to requests for Website accommodation;

**ii.** converting documents for a public records requests received by the District;

**iii.** providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

**Section 3. Compensation.** As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

**A. Initial Website Remediation.** For performance of the Services as provided in Section 2(A) of this Agreement, the District shall pay Contractor a one-time fee of \$2,325.00 [plus (\$0.98) per page remediated pursuant to Section 2(A)(ii)]. Contractor shall invoice the District upon substantial completion of the Services provided in Section 2(A).

**B. Maintenance.** For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019 the District shall pay Contractor (\$1,515.00) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii) of up to seven-hundred fifty (750) pages per year ("Annual Max Pages").

**C. Additional Conversions.** For remediating and converting any documents in excess of the Annual Max Pages included in the maintenance price, Contractor shall provide such services for an amount not to exceed Ninety-Eight Cents (\$0.98) per page. Contractor shall perform remediation and conversion of additional documents only upon receipt of written authorization of the District approving the same.

**D. Invoices; Payment.** Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et al.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

#### **Section 4. Term and Termination.**

**A. Term.** This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

**B. Termination.** The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall (i) be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination; (ii) be permitted to remove the Compliance Shield from the Website as of the effective date of the termination; (iii) provide the District, or its designee, all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the service; and (iv) if the Contractor used proprietary and/or licensed software to provide the Services herein to the District, then

Contractor shall coordinate with the District as to the terminated use of such software, including any migration of the Website that may be required pursuant to such termination.

**Section 5. Representations, Warranties and Covenants.** Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided in Section 2 herein and Exhibit A; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG 2.1 Level AA and other federally recommended guidelines, as may be amended from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

## **Section 6. Intellectual Property.**

**A. Contractor Materials.** Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, and without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

**B. The District Materials; Publicity and Trademarks.** The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content (including all remediated content provided by the Contractor), under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to

address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "District Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, "**System**"), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable and accepted security policies for accessing the District's System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall on its own or through coordination with the District's Website provider, create a back-up copy of all data that may be affected by Contractor's access to the System.

**C. Right to Display Contractor's Compliance Shield / Accessibility Policy.** Pursuant to this Agreement, the Contractor shall provide District a Compliance Shield and customized accessibility policy, which District shall display on its Websites and web applications. The District is expressly prohibited from using the Compliance Shield for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

**Section 7. Public Records.** Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is \_\_\_\_\_ ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the



District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT ( ) - , @ .COM, OR AT , FLORIDA .**

#### **Section 8. Indemnity.**

**A.** Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, staff, employees, successors, assigns, members, affiliates, attorneys or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, including but not limited to an ADA website related claim by a third-party, arising out of, wholly or in part by, Contractor's willfully reckless or willfully negligent act(s) or omission(s). Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

**Section 9. Scrutinized Companies Statement.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

#### **Section 10. General Provisions.**

**A. Conflicts.** The terms of this Agreement and Exhibit A are intended to complement each other, and to the extent they conflict, the terms of Exhibit A shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to Exhibit A; in all other respects, the provisions of this Agreement shall control.

**B. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

**C. Independent Contractor.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

**D. Dispute Resolution.** Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**E. Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the

laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in the county of \_\_\_\_\_, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

**F. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**G. Third-Party Beneficiaries.** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**H. Default and Protection against Third-Party Interference.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**I. Notices.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

**If to Contractor:**

Innersync Studio, Ltd.,  
d/b/a Campus Suite  
752 Dunwoodie Drive  
Cincinnati, Ohio 45230

Attn: Steven Williams

**If to District:**

Catalina Community Development District

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Attn: District Manager

**With a copy to:**

Hopping Green & Sams PA

119 South Monroe Street, Suite 300

Tallahassee, Florida 32301

Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**J. Entire Agreement.** This Agreement, together with Exhibit A, sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof.

**K. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**L. Assignment.** Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

**M. Amendments.** This Agreement may be amended or modified only by a written instrument duly executed by both parties.

**N. Force Majeure.** If either party is prevented from performing any of its obligations under this Agreement



due to any cause beyond the party's reasonable control, including, without limitations, an “act of God,” fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

**O. Survival.** In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

**P. Waiver.** No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

**Q. Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**R. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

**S. Descriptive Headings.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**In witness whereof**, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

**ATTEST: Catalina COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary Chairperson, Board of Supervisors .      Date

\_\_\_\_\_  
Print name

**WITNESS: INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE**, an Ohio limited liability company

\_\_\_\_\_  
Print Name: By: Steven Williams, (Title) .      Date

## Exhibit A: Proposal for Services

Implementation	Quantity	Subtotal
<b>Onboarding of ADA Compliant Website and Remediation of Historical Documents</b> <ul style="list-style-type: none"><li>• Migration website pages and present on a staged website for approval</li><li>• Initial PDF Accessibility Compliance Service for 1500 pages of remediation</li></ul>	1	\$2,325.00
<b>Ongoing services</b>	Quantity	Subtotal
<b>Website services</b> <ul style="list-style-type: none"><li>• Hosting, support and training for users</li><li>• Website management tools to make updates</li><li>• Secure certification (https)</li><li>• Monthly site reporting, monitoring and error corrections</li></ul>	1	\$615.00
<b>Ongoing PDF Accessibility Compliance Service</b> <ul style="list-style-type: none"><li>• Remediation of all PDFs stored on your website</li><li>• Remediation of up to 750 PDF pages</li><li>• Dashboard for reporting and managing all PDFs</li><li>• 48-hour turnaround for fixes for board agendas</li><li>• PDF manager dashboard</li></ul>	750*	\$937.50
<b>Social Media Manager</b>		Included

# Catalina CDD

**URL:** <http://catalinacdd.org/> **Website Type:** Medium

## Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated "The Law, ADA and WCAG" section details	VB Joshi, Kristen T
January 10 <sup>th</sup> , 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
June 9, 2019	2.7	Added Hosting and Backup to Maintenance	VB Joshi



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**Your website gets 2 Compliance Seals**

**VGlobalTech's Technical Compliance Seal & Human Audit Compliance Seal\***

(\* Human Audit Contract required. Please email [contact@vglobaltech.com](mailto:contact@vglobaltech.com) for audit proposal)



*VGlobalTech is the ADA, WCAG Compliance Expert, with over 100 ADA & WCAG compliant websites created (...and counting) to-date! We have partnered with a non-profit agency to conduct Human Audit and Certification Seal.*

Visit <https://vglobaltech.com/website-compliance/> for details.

**COPYRIGHT ©:** This proposal and the contents within this document are solely created by VGlobalTech team for its customers and cannot be reproduced, copied, modified or distributed (including forwarding to other customers, competitors, web designers etc.) without the written consent of VGlobalTech. VGlobalTech company holds Intellectual Property details along with company software details that must not be shared with others without the written permission of the company. The proposal and software details are customized for the requesting customer and cannot be applied to any other customer / asset / solution. This document does not apply to a case if it is not exclusively sent to you by VGlobalTech upon request.

**Any violations are punishable under the law and shall be prosecuted.**



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## 1.0 The Law

Source: [http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0189/Sections/0189.069.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html)

### **189.069 Special districts; required reporting of information; web-based public access. —**

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy

of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

## 2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

**Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.**

## 2.1 Common Problems and Solutions in Website Accessibility?

### 2.1.1 Problem: Images Without Text Equivalents

#### **Solution: Add a Text Equivalent to Every Image**

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

### 2.1.2 Problem: Documents Are Not Posted In an Accessible Format

#### **Solution: Post Documents in a Text-Based Format**

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

### 2.1.3 Problem: Specifying Colors and Font Sizes

#### **Solution: Avoid Dictating Colors and Font Settings**

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

### 2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

#### **Solution: Include Audio Descriptions and Captions**

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.



## 2.1.5 Web Content Accessibility Guidelines (WCAG)

### Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
  - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
  - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
  - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
  - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

**If any of these are not true, users with disabilities will not be able to use the Web.**

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

**VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.**

**Visit <https://vglobaltech.com/website-compliance/> for details of our compliance process and expertise in this area.**

Please see References section for several resources on compliance.

### 3.0 Pricing

#### Website Complexity: **Medium Level Websites**

**VGlobalTech team shall complete the following critical tasks for client website.  
All costs below are per website / CDD:**

##### **3.1 Existing Website Remediation / New Website Build:**

	Task
1.	Remediate existing website / Build new website from start for ADA and WCAG compliance requirements – ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	<b>ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)</b>
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with <b>VGlobalTech's ADA Compliance Seal</b> (valid for 1 year only)
7.	<b>Web Design Total: \$4750/- (one time)</b>

### 3.2 ADA Compliance Monthly Maintenance and Hosting

Maintenance contract starts after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

The Annual Maintenance **DOES NOT** include the quarterly audits proposed in the previous section.

Maintenance contract is required to receive VGlobalTech's proprietary document conversion software (PDF to RTF) that allows you to easily convert documents or submit to VGlobalTech and get docs converted within less than 24 hrs.

	Task
1.	Assist with ADA Website Compliance tasks for current / new website on an ongoing basis – All new webpages and content that is put on the website – Customer must notify what updates are made ( <i>content shall be uploaded by client, VGlobalTech shall provide feedback on the content ADA requirements – This is as per customers' request. Please contact VGlobalTech if a full maintenance, including content upload is required</i> )
2.	PDF Documents conversion (to Text, HTML etc) as needed ( <b><i>new documents during the maintenance year only</i></b> ) for ADA Compliance / Reader Compliance. VGlobalTech's <b>proprietary batch conversion software</b> is included as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents you can convert using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Update footer with VGlobalTech's ADA Compliance Seal (extended for current year)
	<b>Monthly Maintenance: (starts after initial compliance engagement quoted above is complete):</b> <b>\$1440 /- (annually – can be broken into equal monthly charges)</b>  *support beyond 8 hrs / month shall be billed at \$55 / hr separately **Annual maintenance can be broken up into smaller monthly bills.
4.	Website hosting and backups – Premium hosting, unlimited file space, bandwidth, fast website response, regular automated backups, SSL certificates for secure site access (https protocol), 99.9% website uptime: <b>\$600 / year</b>
	<b>Total Maintenance and Hosting: \$2040 / year</b>

### 3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** [https://vglobaltech.com/wp-content/uploads/2019/03/FIA\\_ADA\\_Guidelines-2019-2020.pdf](https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf)

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: <https://vglobaltech.com/website-compliance/>

**Together we are now able to provide not one but two compliance seals for all our customers:**

#### 1. Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

#### 2. Human Audit Seal:



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

### Cost for Technical and Human Audits:

**\$1600 / Four Audits per Year**

**(paid as a onetime fee) (Seals renewed every quarter) (Audits are conducted by VGlobalTech and LightHouse Agency together)**



This proposal includes following points, stipulations terms and conditions:

\*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *\*unless otherwise noted*

\* email and phone communication

\*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

\*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

\*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on [www.VGlobalTech.com](http://www.VGlobalTech.com) website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

## 4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

**Select Proper Option Below, Sign and Date, Return to [contact@vglobaltech.com](mailto:contact@vglobaltech.com):**

---

☐ **Option1: Website only**

*Section 3.1: One time (website conversion and compliance cost):*

☐ **Option2: Website and Monthly Maintenance w/ Hosting**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.2 ADA Compliance Monthly Maintenance and Hosting*

☐ **Option3: Website and Quarterly Audits**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.3 Quarterly Technical and Human Audit Testing*

☐ **Option4: Website, Monthly Maintenance w/ Hosting and Quarterly Audits**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.2 ADA Compliance Monthly Maintenance and Hosting*

+

*Section 3.3 Quarterly Technical and Human Audit Testing*

**Signatures:**

---

For Customer

Date

VB Joshi

---

For VGlobalTech

Date

## 5.0 References:

**ADA Best Practices Tool Kit for State and Local Governments:**

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

**U.S. Department of Justice, Civil Rights Division, *Disability Rights Section***

<https://www.ada.gov/websites2.htm>

**Web design Standards:** <https://www.w3schools.com/>

**Web Content Accessibility Guidelines (WCAG)** <https://www.w3.org/TR/WCAG21/>

**VGlobalTech Web Content Accessibility Implementation and Checkpoints:**

<http://vglobaltech.com/website-compliance/>



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BUSINESS

BBB Rating: A+

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# Tab 5

## **CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES**

---

**DATE:** August 13, 2019

**BETWEEN:** **RIZZETTA TECHNOLOGY SERVICES, LLC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

**AND:** **CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
9530 Marketplace Road Suite 206  
Ft. Myers, Florida 33912

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

### **PURPOSE; SCOPE OF SERVICES:**

- I. The purpose of this contract for technology services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional technology services to the District pursuant to Chapter 189.069, Florida Statutes. A brief description of these services is provided below, and a detailed description is provided in **Exhibit A** to this Contract.

**A. ONE-TIME SERVICES.** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract:

- i. **Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.



- ii. **E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**B. STANDARD ON-GOING SERVICES.** The Consultant shall provide the following Standard On-Going Services on a monthly basis to the District pursuant to this Contract:

- i. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
- ii. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**II. ADDITIONAL SERVICES.** In addition to the One-Time and Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above as well as any changes in the scope requested by the District, will be considered additional services. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

**III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the

District has issued its written approval of the description and fees for such services to the Consultant.

- IV. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant may change the prices only with the District's written consent.

**V. FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- iv. For the purposes of this Contract, an out-of-pocket expense is an expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage and copies.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

#### **B. PAYMENT TERMS.**

- i. **One-Time Services.** One-Time Services will be billed at fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Standard On-Going Services.** Standard On-Going Services will be billed monthly at a fixed fee pursuant to the schedule shown in **Exhibit B**.
- iii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- v. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by

the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

**VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

**VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

**IX. RESPONSIBILITIES.**

**A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

**B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor, subcontractor, supplier, or of any other individual or entity performing services that are not under the control of the Consultant or its own employees, contractors, subcontractors, agents or related entities. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

**X. TERMINATION.** This Contract may be terminated as follows:

**A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be affected by written notice to Consultant at the address noted herein.

**B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.

- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any offsets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the domain(s), e-mails, books and records of the District to the District or its designee. Upon termination, the District will continue to own the domain name, e-mail accounts and e-mail and website content.

**XI. GENERAL TERMS AND CONDITIONS.**

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Lee County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.



## **XII. INDEMNIFICATION.**

**A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless and/or willful misconduct of the Consultant or persons or entities within Consultants control and direction, the District agrees to indemnify and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District that relates to the subject matter of this Contract. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**CONSULTANT INDEMNIFICATION.** The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**XIII. INSURANCE.**

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**XIV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be

made by the Consultant or the District without the prior written approval of the other party is void.

- XV. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:**

Catalina at Winkler Preserve Community  
Development District  
9530 Marketplace Road Suite 206  
Ft. Myers, Florida 33912  
Attn: District Manager

**With a copy to:** Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300 (32301)  
P.O. Box 6526  
Tallahassee, FL 32314  
Attn: District Counsel

**If to the Consultant:** Rizzetta Technology Services, LLC.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.



**CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES  
CATALINA AT WINKLER PRESEVE COMMUNITY DEVELOPMENT DISTRICT**

**12**

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA TECHNOLOGY SERVICES, LLC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: Managing Member

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT  
DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit A – Scope of Services**  
**Exhibit B – Schedule of Fees**

**EXHIBIT A**  
Scope of Services

**ONE-TIME SERVICES:** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract.

**Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

**E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**STANDARD ON-GOING SERVICES:** The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

1. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
2. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**REQUIRED WEB SITE CONTENT:** Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites will be required to include and make available the following information or documents, which requirements may be changed from time to time and which Consultant shall be responsible for ensuring District compliance associated therewith. Changes to the requirements may be subject to additional fees:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and

appointing authority for each member of the governing body of the special district.

4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
9. The primary contact information for the special district for purposes of communication from the department.
10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
11. The budget of the special district and any amendments thereto in accordance with s. 189.016.
12. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.
13. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.
14. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.
15. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
16. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
17. The public facilities report, if applicable.
18. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
19. At least seven (7) days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least one (1) year after the event.

**LITIGATION SUPPORT SERVICES:** Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

**EXHIBIT B**  
Schedule of Fees

**One-Time Services** will be billed at a fee pursuant to the following schedule:

---

Website Development:	Yes_____	No_____	\$ 750.00
Email Set-up:	Yes_____	No_____	\$ 500.00
<b>Total One-Time Services:</b>			<b>\$_____</b>

**Standard On-Going Services** will be billed in advance monthly pursuant to the following schedule:

---

		<b>MONTHLY</b>
Website Compliance and Management:		\$ 100.00
Email (50 GB per user) at \$15.00 per month per account:		
Board Supervisor Account	_____ X \$15.00	\$_____
Onsite Staff Account	_____ X \$15.00	\$_____
Miscellaneous Account	_____ X \$15.00	\$_____
<b>Total Standard On-Going Services:</b>		<b>\$_____</b>

**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE :</b>
Managing Partner	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Systems Administrator	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00



# Tab 6



**M.R.I. Inspection LLC**  
**17891 Wetstone Rd.**  
**N. Ft. Myers, FL. 33917**  
**239-984-5241 Office**  
**239-707-5034 Mike**  
**239-236-1234 Fax**



CGC 1507963

**Name**

## Proposal

**Date**

**Estimate #**

7/10/2019

1860

Rizzetta & Company  
Belinda Blandon  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

**Project**

**Catalina at Wrinkler Preserve**  
**Storm Drain Cleaning**

Description	Cost
<p>This proposal is for the total cost to clean and remove all excessive sediment, trash and vegetation per provide map of Catalina at Wrinkler Preserve. We will also set plugs and dewater to utilize the Vac truck where necessary to remove all sand and debris. This price includes vac truck services, labor, material and equipment needed to complete this job.</p> <p>This quote is strictly for the cleaning and does not include the cost to complete any repairs that may be necessary. Upon inspection of the site, we will provide an additional quote to complete any repair work.</p> <p>This quote is accurate as long as the scope of work on the provided inspection report is as stated. If the scope of work is found to deviate in any way, charges may be added or discounted from quoted price. By signing this proposal you agree to pay any additional charges you may incur.</p>	15,400.00
<b>Total</b>	<b>\$15400.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's Compensation insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature *Mike Radford*

Mike Radford President

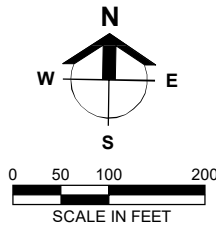
This proposal may be withdrawn if not accepted within 30 days.

Arreptaur of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature\_\_\_\_\_

Date of acceptance\_\_\_\_\_

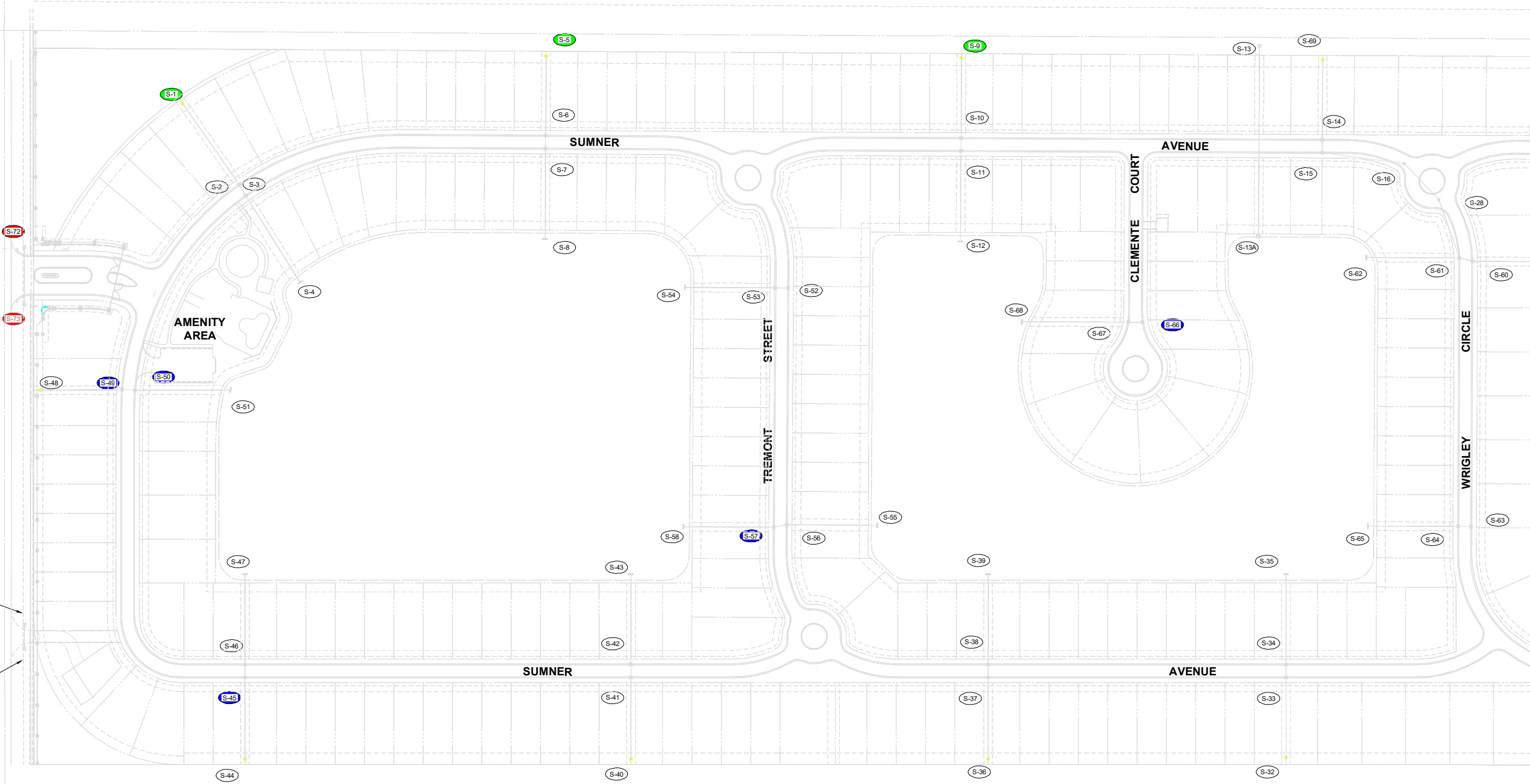


- S-XX

OVER GROWN/DAMAGE/CONCERNS
- S-XX

EXCESSIVE SEDIMENT
- S-XX

TRASH



S-74  
18" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 18" RCP = 2.10

S-75  
18" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 18" RCP = 2.10

Barraco

and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

[www.barraco.net](http://www.barraco.net)

2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CATALINA  
AT WINKLER  
PRESERVE

COMMUNITY  
DEVELOPMENT  
DISTRICT

PROJECT DESCRIPTION

WINKLER  
PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10  
TOWNSHIP 46 SOUTH  
RANGE 24 EAST  
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM  
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME: 21737A11\_INSPECTIONS.DWG

LOCATION: J:\21737\DWG\EXHIBITS\ICDD\

PLOT DATE: TUE, 5-7-2019 - 1:45 PM

PLOT BY: VINNIE BARRACO

CROSS REFERENCED DRAWINGS

BASEPLAN = 21737A00.DWG

PLAN REVISIONS

PLAN STATUS

EXHIBIT

NPDES  
OBSERVATION  
EXHIBIT

PROJECT / FILE NO.

21737

SHEET NUMBER

1

CATALINA  
AT WINKLER  
PRESERVE

COMMUNITY  
DEVELOPMENT  
DISTRICT

PROJECT DESCRIPTION

WINKLER  
PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10

TOWNSHIP 46 SOUTH

RANGE 24 EAST

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM  
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME: 21737A11B\_INSPECTIONS.DWG

LOCATION: J:\21737\DWG\EXHIBITS\

PLOT DATE: TUE. 5-7-2019 - 1:51 PM

PLOT BY: VINNIE BARRACO

CROSS REFERENCED DRAWINGS

BASEPLAN = 21737A00.DWG

PLAN REVISIONS

PLAN STATUS

EXHIBIT

NPDES  
OBSERVATION  
EXHIBIT

PROJECT / FILE NO.

21737

SHEET NUMBER

6

S-1  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (S) = 3.5

S-2  
VALLEY GUTTER INLET  
STA. 4+97.23, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (N) = 1.10  
F.L. 15" RCP (S) = 1.00

S-3  
VALLEY GUTTER INLET  
STA. 4+97.23, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (N) = 1.00  
F.L. 18" RCP (S) = 0.50

S-4  
18" ENDWALL  
F.D.O.T. 250  
F.L. 15" RCP (N) = (-) 2.25

S-5  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (S) = 3.5

S-6  
VALLEY GUTTER INLET  
STA. 11+70.78, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (N) = 1.10  
F.L. 18" RCP (S) = 1.00

S-7  
VALLEY GUTTER INLET  
STA. 11+70.78, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 18" RCP (N) = 0.50  
F.L. 18" RCP (S) = 0.00

S-8  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (N) = (-) 2.25

S-9  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (S) = 3.5

S-10  
VALLEY GUTTER INLET  
STA. 18+76.35, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (N) = 1.0  
F.L. 15" RCP (S) = 0.00

S-11  
VALLEY GUTTER INLET  
STA. 18+76.35, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (N) = (-) 0.50  
F.L. 18" RCP (S) = (-) 1.00

S-12  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (N) = (-) 2.25

S-13  
36" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 36" RCP (S) = 0.00

S-13A  
CONTROL STRUCTURE  
SEE DETAIL SHEET  
F.L. 36" RCP (N) = 0.00

S-14  
VALLEY GUTTER INLET  
STA. 24+92.35, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (S) = 0.00  
F.L. 12" ADS (N) = 1.00

S-15  
VALLEY GUTTER INLET  
STA. 24+92.35, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (N) = (-) 0.50  
F.L. 18" RCP (E) = (-) 0.80

S-16  
JUNCTION BOX  
F.D.O.T. INDEX 200, 201  
RIM ELEV. = 6.54  
F.L. 15" W. = (-) 0.75  
F.L. 15" S.E. = (-) 0.75

S-17  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (E) = 3.5

S-18  
VALLEY GUTTER INLET  
STA. 29+67.35, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (W) = 1.00  
F.L. 18" RCP (S) = 0.00

S-19  
VALLEY GUTTER INLET  
STA. 29+67.35, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 18" RCP (N) = (-) 0.50  
F.L. 18" RCP (S) = (-) 1.00

S-20  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (N) = (-) 2.25

S-21  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (E) = 3.5

S-22  
VALLEY GUTTER INLET  
STA. 36+13.79, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (S) = 1.00  
F.L. 15" RCP (W) = -2.50

S-23  
VALLEY GUTTER INLET  
STA. 36+13.79, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (E) = (-) 2.50  
F.L. 18" RCP (W) = (-) 2.50

S-24  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (E) = (-) 2.50

S-25  
VALLEY GUTTER INLET  
STA. 40+49.98, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (W) = (-) 1.50

S-26  
VALLEY GUTTER INLET  
STA. 40+49.98, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (E) = (-) 1.75  
F.L. 15" RCP (W) = (-) 2.00

S-27  
15" ENDWALL  
F.D.O.T. 250  
F.L. 15" RCP (E) = (-) 2.0

S-28  
JUNCTION BOX  
F.D.O.T. INDEX 200, 201  
RIM ELEV. = 6.75  
F.L. 15" N.W. = (-) 0.85  
F.L. 15" S.E. = (-) 0.55

S-29  
VALLEY GUTTER INLET  
STA. 46+03.49, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (E) = 0.00  
F.L. 15" RCP (N) = (-) 1.50

S-30  
VALLEY GUTTER INLET  
STA. 46+03.49, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (S) = (-) 1.75  
F.L. 18" RCP (N) = (-) 2.00

S-31  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (S) = (-) 2.25

S-32  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (N) = 3.5

S-33  
VALLEY GUTTER INLET  
STA. 52+58.37, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (S) = 0.50  
F.L. 15" RCP (N) = (-) 1.50

S-34  
VALLEY GUTTER INLET  
STA. 52+58.37, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (S) = 2.00  
F.L. 18" RCP (N) = (-) 2.25

S-35  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (S) = (-) 2.25

S-36  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS = 3.5

S-37  
VALLEY GUTTER INLET  
STA. 57+66.37, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (S) = 1.00  
F.L. 18" RCP (N) = (-) 0.50

S-38  
VALLEY GUTTER INLET  
STA. 57+66.37, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (S) = (-) 1.00  
F.L. 18" RCP (N) = (-) 1.50

S-39  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (S) = -2.25

S-40  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (N) = 3.5

S-41  
VALLEY GUTTER INLET  
STA. 63+75.16, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (S) = 1.00  
F.L. 15" RCP (N) = 0.50

S-42  
VALLEY GUTTER INLET  
STA. 63+75.16, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (S) = 0.00  
F.L. 18" RCP (N) = 0.00

S-43  
18" ENDWALL  
F.D.O.T. 250  
F.L. 18" RCP (S) = (-) 2.25

S-44  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (N) = 3.5

S-45  
VALLEY GUTTER INLET  
STA. 70+33.16, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (S) = 0.00  
F.L. 15" RCP (N) = (-) 0.50

S-46  
VALLEY GUTTER INLET  
STA. 70+33.16, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (S) = (-) 0.75  
F.L. 15" RCP (N) = (-) 1.00

S-47  
15" ENDWALL  
F.D.O.T. 250  
F.L. 15" RCP (S) = (-) 2.00

S-48  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS = 3.5

S-49  
VALLEY GUTTER INLET  
STA. 76+74.06, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 12" ADS (S) = 1.00  
F.L. 15" RCP (E) = (-) 2.00

S-50  
VALLEY GUTTER INLET  
STA. 76+74.06, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (W) = (-) 2.00  
F.L. 18" RCP (E) = (-) 2.00

S-51  
18" ENDWALL  
SEE DETAIL SHEET  
F.L. 18" RCP (W) = (-) 2.25

S-52  
VALLEY GUTTER INLET  
STA. 86+53.06, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (W) = (-) 0.00

S-53  
VALLEY GUTTER INLET  
STA. 86+53.06, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (E) = 0.00  
F.L. 15" RCP (W) = 0.00

S-54  
15" ENDWALL  
F.D.O.T. 250  
F.L. 15" RCP (E) = (-) 2.00

S-55  
24" ENDWALL  
F.D.O.T. 250  
F.L. 24" RCP (W) = (-) 2.75

S-56  
VALLEY GUTTER INLET  
STA. 82+45.06, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 24" RCP (E) = (-) 1.00  
F.L. 24" RCP (W) = (-) 1.00

S-57  
VALLEY GUTTER INLET  
STA. 82+45.06, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 24" RCP (E) = (-) 1.00  
F.L. 24" RCP (W) = (-) 1.00

S-58  
24" ENDWALL  
F.D.O.T. 250  
F.L. 24" RCP (E) = (-) 2.75

S-59  
24" ENDWALL  
F.D.O.T. 250  
F.L. 24" RCP (W) = (-) 2.75

S-60  
VALLEY GUTTER INLET  
STA. 101+98.68, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 24" RCP (E) = (-) 1.00  
F.L. 24" RCP (W) = (-) 1.00

S-61  
VALLEY GUTTER INLET  
STA. 101+98.68, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 24" RCP (E) = (-) 1.00  
F.L. 18" RCP N = (-) 1.00

S-62  
24" ENDWALL  
F.D.O.T. 250  
F.L. 24" RCP (E) = (-) 2.75

S-63  
VALLEY GUTTER INLET  
STA. 97+46.52, 10.00' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (W) = 1.00

S-64  
VALLEY GUTTER INLET  
STA. 97+46.52, 10.00' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (E) = 0.50  
F.L. 15" RCP (W) = 0.00

S-65  
15" ENDWALL  
F.D.O.T. 250  
F.L. 15" RCP (E) = (-) 2.50

S-66  
VALLEY GUTTER INLET  
STA. 90+79.44, 11.14' R  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (W) = (-) 1.00

S-67  
VALLEY GUTTER INLET  
STA. 90+79.44, 11.14' L  
SEE DETAIL SHEET  
E.O.P. ELEV. = 6.00  
F.L. 15" RCP (E) = (-) 1.50  
F.L. 15" RCP (W) = (-) 1.50

S-68  
15" ENDWALL  
F.D.O.T. 250  
F.L. 15" RCP (E) = (-) 2.00

S-69  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS = 3.5

S-70  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (E) = 3.5

S-71  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (S) = 3.50

S-72  
18" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 18" RCP = 3.10

S-73  
18" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 18" RCP = 3.10

S-74  
18" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 18" RCP = 3.10

S-75  
18" MITERED END SECTION  
F.D.O.T. INDEX 272  
F.L. 18" RCP = 3.10

S-76  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (E) = 3.5

S-77  
TYPE "X" INLET  
SEE DETAIL SHEET  
GRATE ELEV. = 6.0  
F.L. 12" ADS (W) = 2.00  
F.L. 12" ADS (S) = 2.00



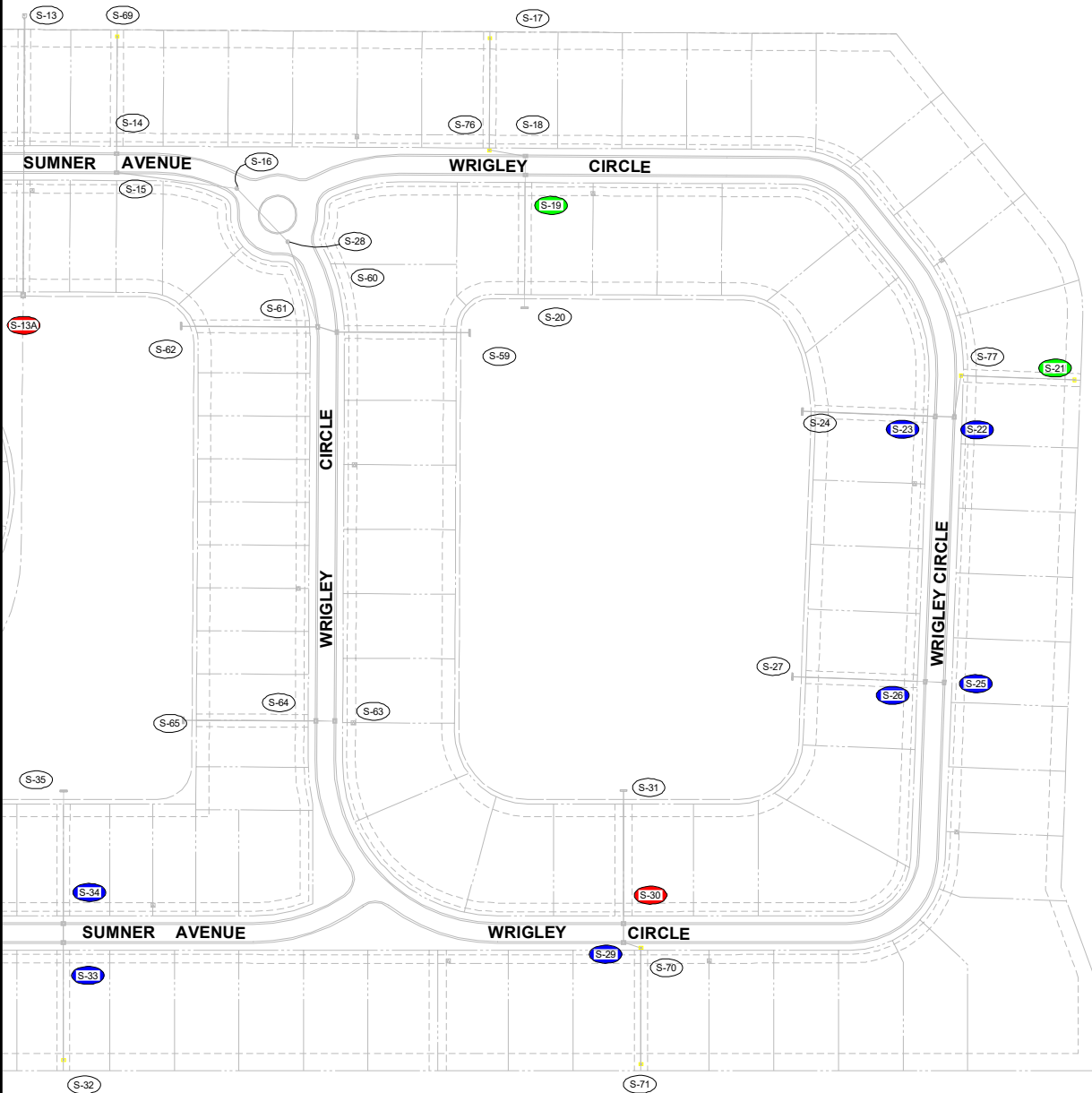
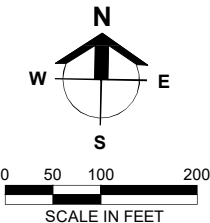
OVER GROWN/DAMAGE/CONCERNS



EXCESSIVE SEDIMENT



TRASH



# Tab 7



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

# Estimate

Date 6/10/2019  
Estimate # 449

## Name / Address

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

P.O. #

Terms

Due Date 6/10/2019

Other

Description	Qty	Rate	Total
Provide the materials, labor & equipment to excavate the existing material & install 3.0 CY of 6" to 12 " Rip Rap on the SE corner of lake #1 per the exhibit provided by Barraco & Assoc. for Catalina at Winkler Preserve CDD.		0.00	0.00
Option # 1 - utilized access to project between houses 8545 Sumner av. & 11060 Tremont st. ( No trees/landscape blocking access, approx. 100' shorter distance to project location requiring less yd damage repair & eliminates the need for special equipment in order to fit between the trees.		4,420.00	4,420.00
Crocker Land Development will be as careful as possible but is not responsible for damage to any underground facilities/irrigation system.		0.00	
Property Owners Approval _____ Date _____			
Please contact Kelley Crocker with any questions 239-229-8003		Subtotal	\$4,420.00
		Sales Tax (0.0%)	\$0.00
		Total	\$4,420.00

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

239-229-8003  
239-997-5129

# Tab 8



Rizzetta & Company

# **Catalina at Winkler Preserve Community Development District**

[www.catalinacdd.org](http://www.catalinacdd.org)

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**Approved Proposed Budget for Fiscal Year 2019/2020**

**Presented by: Rizzetta & Company, Inc.**

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

[www.rizzetta.com](http://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.

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### 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



## 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.

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### 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.



Rizzetta & Company

## 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.



Rizzetta & Company

**Proposed Budget**  
**Catalina at Winkler Preserve Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 282	\$ 376	\$ -	\$ 376	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 164,618	\$ 164,618	\$ 163,432	\$ 1,186	\$ 169,983	\$ 6,551	
8								
9	<b>TOTAL REVENUES</b>	<b>\$ 164,900</b>	<b>\$ 164,994</b>	<b>\$ 163,432</b>	<b>\$ 1,562</b>	<b>\$ 169,983</b>	<b>\$ 6,551</b>	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 164,900</b>	<b>\$ 164,994</b>	<b>\$ 163,432</b>	<b>\$ 1,562</b>	<b>\$ 169,983</b>	<b>\$ 6,551</b>	
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	<b>EXPENDITURES - ADMINISTRATIVE</b>							
18								
19	Legislative							
20	Supervisor Fees	\$ 3,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	4 meetings per year. \$ 200.00 per Supervisor.
21	Financial & Administrative							
22	Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	No increase for FY2019-2020
23	District Management	\$ 15,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	No increase for FY2019-2020
24	District Engineer	\$ 11,508	\$ 15,344	\$ 13,500	\$ (1,844)	\$ 13,500	\$ -	No Increase
25	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
26	Trustees Fees	\$ 2,917	\$ 2,917	\$ 3,500	\$ 583	\$ 3,500	\$ -	As per Hancock
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No increase for FY2019-2020
28	Financial & Revenue Collections	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No increase for FY2019-2020
29	Accounting Services	\$ 9,862	\$ 13,149	\$ 13,150	\$ 1	\$ 14,510	\$ 1,360	Increase of 2.80%
30	Auditing Services							
31	Printed Agendas	\$ -	\$ 3,323	\$ 3,200	\$ (123)	\$ 3,400	\$ 200	As per Grau and Associates Engagement
32	Miscellaneous Mailings	\$ 165	\$ 220	\$ 400	\$ 180	\$ 400	\$ -	Est.
33	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,475	\$ 225	\$ 2,475	\$ -	As per estimate provided by Egis
34	Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	Line item removed previously in error.
35	Bank Fees	\$ -	\$ -	\$ 300	\$ 300	\$ -	\$ (300)	
36	Dues, Licenses & Fees							Lee County Storm Sewer Permit (NPDES) \$ 560.00 & Florida Department of Economic Opportunity Annual Fee \$ 175.00.
37	Misc Fees	\$ -	\$ 233	\$ 735	\$ 502	\$ 735	\$ -	
38	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -			Lee County Property Appraiser Fees \$ 1.00 per parcel
39	Website Hosting, Maintenance, Backup (and Email)							Website \$ 100.00 per month email hosting \$ 15.00 per email x 5 per month. Includes ADA Site Remediation Cost \$ 5, 900.00 plus \$ 1,500.00 Annual Fee.
40	Legal Counsel							
41	District Counsel	\$ 4,716	\$ 6,288	\$ 10,000	\$ 3,712	\$ 10,000	\$ -	
42								
43	<b>Administrative Subtotal</b>	<b>\$ 67,573</b>	<b>\$ 85,507</b>	<b>\$ 91,242</b>	<b>\$ 4,535</b>	<b>\$ 99,102</b>	<b>\$ 7,860</b>	
44								
45	<b>EXPENDITURES - FIELD OPERATIONS</b>							
46								
47	Electric Utility Services							
48	Utility-Fountains	\$ 2,661	\$ 3,548	\$ 2,500	\$ 2,500	\$ 2,900	\$ 400	
49	Stormwater Control							
50	Aquatic Maintenance	\$ 5,388	\$ 7,184	\$ 5,220	\$ 5,220	\$ 5,220	\$ -	As per agreement with Solitude \$ 435.00 per month.
51	Fountain Service Repairs & Maintenance							Fountain Maintenance \$ 134.00 per quarter, Aerator Maintenance \$ 264.00 per quarter.
52	Lake/Pond Bank Maintenance	\$ 2,626	\$ 3,501	\$ 6,544	\$ 6,544	\$ 1,592	\$ (4,952)	
53	Mitigation Area Monitoring & Maintenance	\$ 1,740	\$ 2,320	\$ 42,083	\$ 42,083	\$ 42,083	\$ -	
54	Aquatic Plant Replacement	\$ 5,761	\$ 7,681	\$ 10,026	\$ 10,026	\$ 13,280	\$ 3,254	4 Maintenance Events @ \$ 2, 495.00 each. Plus allowance for buffer plantings \$ 3, 300.00.
55	Stormwater System Maintenance	\$ 3,272	\$ 4,363	\$ 711	\$ 711	\$ 700	\$ (11)	
56	Other Physical Environment	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	



**Proposed Budget**  
**Catalina at Winkler Preserve Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
57	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 131	\$ 2,475	\$ 2,475	\$ 2,344	As per estimate provided by Egis
58	Property Insurance	\$ 119	\$ 119	\$ 2,475	\$ 131	\$ 131	\$ (2,344)	As per estimate provided by Egis
59								
60	Field Operations Subtotal	\$ 23,817	\$ 30,966	\$ 72,190	\$ 72,190	\$ 70,881	\$ (1,309)	
61								
62	Contingency for County TRIM Notice							
63								
64	TOTAL EXPENDITURES	\$ 91,390	\$ 116,473	\$ 163,432	\$ 76,725	\$ 169,983	\$ 6,551	
65								
66	EXCESS OF REVENUES OVER EXPENDITURES	\$ 73,510	\$ 48,521	\$ -	\$ 78,287	\$ -	\$ -	

**Proposed Budget**  
**Catalina at Winkler Preserve Community Development District**  
**Reserve Fund**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	442	\$ 589	0	\$ 589	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 27,100	\$ 27,100	\$ 27,100	\$ -	\$ 27,778	\$ 678	Increase as per Reserve Study Recommendations
<b>TOTAL REVENUES</b>	<b>\$ 27,542</b>	<b>\$ 27,100</b>	<b>\$ 27,100</b>	<b>\$ -</b>	<b>\$ 27,778</b>	<b>\$ 678</b>	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 27,542</b>	<b>\$ 27,100</b>	<b>\$ 27,100</b>	<b>\$ -</b>	<b>\$ 27,778</b>	<b>\$ 678</b>	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
<b>EXPENDITURES</b>							
Contingency							
Capital Reserves	\$ -	\$ -	\$ 27,100	\$ 27,100	\$ 27,778	\$ 678	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,100</b>	<b>\$ 27,100</b>	<b>\$ 27,778</b>	<b>\$ 678</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 27,542</b>	<b>\$ 27,100</b>	<b>\$ -</b>	<b>\$ 27,100</b>	<b>\$ -</b>	<b>\$ -</b>	

**Budget Template**  
**Catalina at Winkler Preserve Community Development District**  
**Debt Service**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Series 2017	Budget for 2019/2020
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$209,035.20	\$209,035.20
<b>TOTAL REVENUES</b>	<b>\$209,035.20</b>	<b>\$209,035.20</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$209,035.20	\$209,035.20
<b>Administrative Subtotal</b>	<b>\$209,035.20</b>	<b>\$209,035.20</b>
<b>TOTAL EXPENDITURES</b>	<b>\$209,035.20</b>	<b>\$209,035.20</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lee County Early Payment Discounts: 4.0%

**Gross assessments \$217,745.00**

**Notes:**

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

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

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2019/2020 O&amp;M Budget</b>	<b>\$197,761.00</b>
<b>(1) Lee County 4.0% Collection Cost:</b>	<b>\$8,240.04</b>
<b>(1) Tax Collector Fee (\$1.45 PER PARCEL / LINE)</b>	<b>\$408.90</b>
<b>2019/2020 Total:</b>	<b><u><u>\$206,409.94</u></u></b>

<b>2018/2019</b>	<b>\$190,532.00</b>
<b>2019/2020</b>	<b>\$197,761.00</b>
<b>Total Difference:</b>	<b><u><u>\$7,229.00</u></u></b>

	<b><u>PER UNIT ANNUAL ASSESSMENT</u></b>		<b><u>Proposed Increase / Decrease</u></b>	
	<b><u>2018/2019</u></b>	<b><u>2019/2020</u></b>	<b><u>\$</u></b>	<b><u>%</u></b>
<b>Series 2017 Debt Service - Single Fami</b>	<b>\$791.80</b>	<b>\$791.80</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Operations/Maintenance - Single Famil</b>	<b>\$705.25</b>	<b>\$731.95</b>	<b>\$26.70</b>	<b>3.79%</b>
<b>Total</b>	<b><u><u>\$1,497.05</u></u></b>	<b><u><u>\$1,523.75</u></u></b>	<b><u><u>\$26.70</u></u></b>	<b><u><u>1.78%</u></u></b>

(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 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$197,761.00
EARLY PAYMENT DISCOUNT	4.0% \$8,240.04
<sup>(5)</sup> TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)	\$408.90
TOTAL O&M ASSESSMENT	<u>\$206,409.94</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>SERIES 2017 DEBT SERVICE</u> <sup>(1) (2)</sup>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>O&amp;M</u>	<u>DEBT SERVICE</u> <sup>(3)</sup>	<u>TOTAL</u> <sup>(4) (5)</sup>
SINGLE FAMILY	282	275	1.00	282.00	100.00%	\$206,409.94			
	<u>282</u>	<u>275</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$206,409.94</u>	\$731.95	\$791.80	\$1,523.75
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):						(\$8,648.94)			
<b>Net Revenue to be Collected</b>						<u>\$197,761.00</u>			

<sup>(1)</sup> Reflects seven (7) Series 2017 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2017 debt outstanding.

<sup>(3)</sup> 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.

<sup>(4)</sup> Annual assessment that will appear on November 2019 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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



## RESOLUTION 2019-03

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Catalina at Winkler Preserve Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

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

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Catalina at Winkler Preserve Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND, SERIES 2017	\$_____
RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2019.**

ATTEST:

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

Exhibit A: Fiscal Year 2019/2020 Budget

Exhibit A

Fiscal Year 2019/2020 Budget

## RESOLUTION 2019-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

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



year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 13th day of August, 2019.

ATTEST:

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**Exhibit A**  
Budget

**Exhibit B**

Assessment Roll

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 2019 ASSESSMENT ROLL (UNIFORM METHOD)										
STRAP	Owner	Site Address	Legal Description	LU	SERIES 2017 DEBT SERVICE	O&M	TOTAL			
10-46-24-11-00000.0010	BULLA ROBERT E + LYNN M L/E8430 SUMNER AVEFORT MYERS FL	8430 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0020	SOBEL THEODORE P JR & SOBEL HEIDI SARGENT8434 SUMNER AV	8434 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 2	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0030	ARMOCIDA ROBERT C + NANCY M8438 SUMNER AVEFORT MYERS	8438 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0040	ALLEN WALTER & JANE + ALLEN THERRIN8442 SUMNER AVEFORT	8442 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0050	FREES JOYCE A8446 SUMNER AVEFORT MYERS FL, 33908	8446 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0060	WARD LARRY S + CARRIE L5084 CAMEO TERPERRY HALL MD, 2111	8450 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0070	WILLIAMSON TOSHIE LATOYA8454 SUMNER AVEFORT MYERS FL,	8454 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0080	VERA VICTOR D + VERA GINETTE T/C5612 AMOROSA DRFORT MY	8458 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0090	WILLIAMS AUBREY T + TIFFANY A8462 SUMNER AVEFORT MYERS	8462 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0100	SIMONEAUX CLIFF M8466 SUMNER AVEFORT MYERS FL, 33908	8466 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0110	GUTTING GREGORY JOHN TRFOR GREGORY JOHN GUTTING TRUS	8470 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0120	ZADROZNY THOMAS J + CATHERINE8474 SUMNER AVEFORT MYE	8474 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0130	MARVAVOLO JOSEPH JAY +MARVAVOLO PATRICIA ANN H/W8478 S	8478 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0140	NICHOLSON VICTOR A + DIANE L8482 SUMNER AVEFORT MYERS	8482 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0150	PERALTA AABEL R8486 SUMNER AVEFORT MYERS FL, 33908	8486 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0160	CRAWFORD KAREN +NOVELLO ANTOINETTE J/T8490 SUMNER AV	8490 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0170	ROSE GREGORY C8494 SUMNER AVEFORT MYERS FL, 33908	8494 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0180	GLODEN KAY LYNN & GLODEN MICHAEL PAUL4926 WESTCHESTE	8498 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0190	KARIM JOHNNY +KARIM YESMIN T/C8502 SUMNER AVEFORT MYE	8502 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0200	CHAN SING SO +CHEN QI W/HI0824 50TH AVE APT 3CORONA NY, 1	8506 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0210	DEGRAFF CLAUDE8510 SUMNER AVEFORT MYERS FL, 33908	8510 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0220	COLAVITO ROBERT R + STEFANIE A69 TIMBERLAND CIR SFORT M	8514 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0230	GNESCO BARRY T + LINDA V 8518 SUMNER AVEFORT MYERS FL,	8518 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0240	TROTTER GERARD P + CAROLYN A21 ELM DR WLEVVIT TOWN NY, 1	8522 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 24	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0250	WILKERSON MICHELLE D8526 SUMNER AVEFORT MYERS FL, 3390	8526 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0260	MASSIE CHARLES A + BETTY A14751 EDEN STREETFORT MYERS F	8530 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0270	DUNN HOBART III +BLACKWOOD ROBERT N + TERRI T/C8534 SUM	8534 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0280	SHUSTER ALLEN J + CAROL A TRFOR CAROL ANN SHUSTER TRUS	8538 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0290	ENGLISH MICHELLE & WILLIAM8542 SUMNER AVEFORT MYERS F	8542 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0300	STRICKLAND FRANK100 KINGSTON STGODERICH ON, N7A 3K4 C	8546 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0310	DEGRAFF JULIE8550 SUMNER AVEFORT MYERS FL, 33908	8550 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0320	HAGEN TIMOTHY8554 SUMNER AVEFORT MYERS FL, 33908	8554 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0330	RUMPH KERMIT +RUMPH VALERIE J/TPO BOX 359BIDDLE MT, 593	8558 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0340	WILLIAMS BRIAN A8562 SUMNER AVEFORT MYERS FL, 33908	8562 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0350	DONNELLY THOMAS A JR22 ELGIN RDAMITY HARBOR NY, 11701	8568 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0360	GARCIA DANNY8572 SUMNER AVEFORT MYERS FL, 33908	8572 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0370	TODD GREGORY SCOTT + KELLY L8576 SUMNER AVE FORT MYER	8576 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0380	PHILLIPS RYAN B + NATASHA J8580 SUMNER AVEFORT MYERS FL	8580 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0390	SHARPE JUSTIN K8584 SUMNER AVEFORT MYERS FL, 33908	8584 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0400	ORNDOFF ROBYN D +KRZEMINSKI EDWARD A J/T8588 SUMNER AV	8588 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0410	FARBOTKO WALLACE + BARBARA TRFOR WALLACE + BARBARA C	8592 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0420	CHWASTOWSKA EVA M1051 SELMA LNNAPERVILLE IL, 60540	8598 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95			
10-46-24-11-00000.0430	LAI JOHN ROBERT +WYATT CAROL ANN T/C8604 SUMNER AVEFOR	8604 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0440	MIHATOV WALTER + JADWIGA8610 SUMNER AVEFORT MYERS FL,	8610 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0450	JIANG YAJIE +DING SHUANGSHUANG H/W7236 N SERENOA DRSAR	8616 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0460	TUTTLE BRADFORD H + MARY K8622 SUMNER AVEFORT MYERS	8622 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0470	PARRISH JOHN 8628 SUMNER AVEFORT MYERS FL, 33908	8628 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0480	PANDILIDIS THOMAS M8634 SUMNER AVEFORT MYERS FL, 33908	8634 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0490	ROTH WAYNE & MARY BETH8640 SUMNER AVEFORT MYERS FL, 3	8640 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0500	BULAWAN REYNANTE + KARMIEL8646 SUMNER AVEFORT MYERS	8646 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0510	REYNOLDS MARK D + STACY L103 OAKCREST DR WSAVANNAH G	8654 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0520	DEFRINO THOMAS M + DEFRINO SUZANNE M8666 SUMNER AVEFO	8666 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 52	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0530	RAVEN KAREN M8670 SUMNER AVEFORT MYERS FL, 33908	8670 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0540	SHERMAN JAY K + CHERYL L8676 SUMNER AVEFORT MYERS FL,	8676 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0550	FEIGHERY ELIZABETH J + KRAIG A17052 WRIGLEY CIRFORT MYE	17052 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0560	SGARLATA LISAM + JOHN C17058 WRIGLEY CIRFORT MYERS FL, 3	17058 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0570	MACKESY STEVEN J + JANETTE K18130 OLD PELICAN BAY DRFOR	17064 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0580	FRANCO EDWARD TR +FRANCO MYRIAM TRFOR EDWARD + MYR	17070 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0590	LEVIN JOSEPH + MICHELLE S17076 WRIGLEY CIRFORT MYERS FL	17076 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0600	CIANCIOTTA BARTHOLOM + CLANCIOTTA BERTHAN H/W452 ESSR	17082 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0610	COTTER JOSEPH J + KARI L20641 HELENA LANELAKEVILLE MN, 5	17088 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0620	BRUTUS CALVIN RICHARD & BRUTUS LAUREN MARIE17094 WRIG	17094 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 62	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0630	ISLAM MOHAMMED & AHSAN SALWAI7100 WRIGLEY CIRFORT MY	17100 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0640	ALEXANDER WILLIAM J + SUSAN F17106 WRIGLEY CIRFORT MYE	17106 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0650	FOURNIER EDWARD E SR & FOURNIER KATHLEEN A TRFOR EDWA	17112 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0660	TUCKER MARK P + SUSAN L17118 WRIGLEY CIRFORT MYERS FL,	17118 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0670	MARSHALL KIRBY L TRFOR KIRBY L MARSHALL TRUSTPO BOX 3	17124 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			
10-46-24-11-00000.0680	JOHNSON GEORGE A JR + SUSAN L11109 S NORMANDY WORTH IL,	17130 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75			

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 2019 ASSESSMENT ROLL (UNIFORM METHOD)									
STRAP	Owner	Site Address	Legal Description	LU	SERIES 2017 DEBT SERVICE	O&M	TOTAL		
10-46-24-11-00000.0690	CHAPMAN FRED + PAULA17136 WRIGLEY CIRFORT MYERS FL, 33908	17136 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0700	MOULTON MARLENE S + RICHARD D17142 WRIGLEY CIRFORT MYERS FL, 33908	17142 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0710	MIDDENDORF CAROLINE M TRFOR CAROLINE M MIDDENDORF TR 17148 WRIGLEY CIRFORT MYERS, FL 33908	17148 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0720	YORGENSEN KEVIN + SIOBHANI17154 WRIGLEY CIRFORT MYERS FL, 33908	17154 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0730	ROSINUS BJORN + KRISTIN M17160 WRIGLEY CIRFORT MYERS FL, 33908	17160 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0740	BAXMANN ERIC W + PATRICIA D17166 WRIGLEY CIRFORT MYERS FL, 33908	17166 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0750	HALL CHRISTOPHER J + HALL SHANNON M17172 WRIGLEY CIRFORT MYERS FL, 33908	17172 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 75	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0760	NAPOLI GREGORY + AMY17178 WRIGLEY CIRFORT MYERS FL, 33908	17178 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0770	ZUCK PETER M + KARENI17184 WRIGLEY CIRFORT MYERS FL, 33908	17184 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0780	MALACH ANDREW M + SUSAN B17190 WRIGLEY CIRFORT MYERS FL, 33908	17190 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0790	AGOSTINO CECILE17196 WRIGLEY CIRFORT MYERS FL, 33908	17196 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95		
10-46-24-11-00000.0800	PANICO JOHN F + VICKI S17202 WRIGLEY CIR FORT MYERS FL, 33908	17202 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0810	MADHAR VISHAL + SANDEEP TRFOR MADHAR REVOCABLE LIVING TRUST17208 WRIGLEY CIRFORT MYERS, FL 33908	17208 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0820	SANCHEZ LOUIS G + EILEEN M TRFOR LOUIS + EILEEN SANCHEZ TR17214 WRIGLEY CIRFORT MYERS, FL 33908	17214 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0830	GILLSON NATALIE A + GILLSON MICHAEL S17220 WRIGLEY CIRFORT MYERS FL, 33908	17220 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0840	BOND ROBERT W + KATHLEEN M17226 WRIGLEY CIRFORT MYERS FL, 33908	17226 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0850	REED BENJAMIN D17232 WRIGLEY CIRFORT MYERS FL, 33908	17232 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0860	O'CONNELL THOMAS + SHANNON M8250 SUMNER AVE FORT MYERS FL, 33908	8250 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0870	CORY TROY W + LYNDA D8254 SUMNER AVEFORT MYERS FL, 33908	8254 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0880	HENDRICKS RHONDA R8258 SUMNER AVEFORT MYERS FL, 33908	8258 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0890	BROWN DAVID HUNTER + BROWN TERRY LYNN8262 SUMNER AVEFORT MYERS FL, 33908	8262 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0900	DILLABAUGH MICHAEL R + SUZANNE8266 SUMNER AVEFORT MYERS FL, 33908	8266 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0910	FITZGERALD EDWARD R255 W LAKESHORE BLVDPORT CLINTON FL, 33908	8270 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0920	MEMOLI PHILIP TRFOR PHILIP MEMOLI TRUST8274 SUMNER AVEFORT MYERS FL, 33908	8274 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0930	MAATSCH CORA JANE8278 SUMNER AVEFORT MYERS FL, 33908	8278 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0940	WEBB HALEY C8282 SUMNER AVEFORT MYERS FL, 33908	8282 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0950	ICCONE NICHOLAS8286 SUMNER AVEFORT MYERS FL, 33908	8286 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0960	PELLE CAMERON E + HANNAH8290 SUMNER AVEFORT MYERS FL, 33908	8290 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0970	GRAY ASHLEY K + SCOTT L8294 SUMNER AVEFORT MYERS FL, 33908	8294 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0980	STEPSTONEPROPERTIES LLC5344 CANDY COVE TRL SEPRIOR LAKESIDE FL, 33908	8298 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.0990	WEBB STEPHEN + ERICA8302 SUMNER AVEFORT MYERS FL, 33908	8302 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1000	FIDLER MARINN + GREGORY KENNETH L + GREGORY LOUISE M8306 SUMNER AVEFORT MYERS FL, 33908	8306 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1010	UV ASSETS LLC3332 NE 190TH ST # 1010AVENTURA FL, 33180	8310 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1020	ROMERO JOSE + CARMEN8314 SUMNER AVEFORT MYERS FL, 33908	8314 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1030	COHEN DALE + NIRI TRFOR COHEN TRUST8318 SUMNER AVEFORT MYERS FL, 33908	8318 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1040	HOWARD TIMOTHY J + SVITLANA8322 SUMNER AVEFORT MYERS FL, 33908	8322 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1050	SEARS RONALD + WOHL SEARS MARY8326 SUMNER AVEFORT MYERS FL, 33908	8326 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1060	IORIO MARIO + VERAL45 LONGVIEW CRESCENTVAUGHAN ON, LA 70301	8330 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1070	NINO JUAN J + PLAZAS DORIS B H/W8334 SUMNER AVEFORT MYERS FL, 33908	8334 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1080	DIETZ CHARLES P + ROSE8338 SUMNER AVEFORT MYERS FL, 33908	8338 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1090	MCELRAITH JAMES TIMOTHY3304 AUSTINTOWN-WARREN RDMINNAPOLIS MN, 55405	8342 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1100	SANDLIN SU ANN + BILLIE D8346 SUMNER AVEFORT MYERS FL, 33908	8346 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1110	WATSON DENNIE L + CINDIE L330 ALLISON DRPALM BAY FL, 33908	8350 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1120	TOPOUZIS THEODORE A + KARINA14 LACE CIRCRANSTON RI, 02920	8354 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1130	CONNELL JIM D8358 SUMNER AVEFORT MYERS FL, 33908	8358 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1140	JOSEPH ADER + LAURIE8362 SUMNER AVEFORT MYERS FL, 33908	8362 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1150	INTERNATIONAL CAPITALINVESTMENT COMPANY II20 N MARTIN AVEPORT CHARLOTTE NC, 28202	8366 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1160	WEAVER RAYMOND F + MAGALI C8370 SUMNER AVEFORT MYERS FL, 33908	8370 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1170	MCCARTHY JILL8374 SUMNER AVEFORT MYERS FL, 33908	8374 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1180	RODRIGUEZ JOSE M JR + LUZ E8378 SUMNER AVEFORT MYERS FL, 33908	8378 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1190	LATINO MARIO + LINDA A8382 SUMNER AVEFORT MYERS FL, 33908	8382 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1200	LAMPLEY DAVID8386 SUMNER AVEFORT MYERS FL, 33908	8386 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1210	MUCCIGA CARLO + CARMONA ARIAN8390 SUMNER AVEFORT MYERS FL, 33908	8390 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1220	LANGSAM BENJAMIN S + MOURIZ MARYELIZABETH8394 SUMNER AVEFORT MYERS FL, 33908	8394 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95		
10-46-24-11-00000.1230	HARRIS WILLIAM + NATASHA8398 SUMNER AVEFORT MYERS FL, 33908	8398 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1240	PARVEZ SYED M +BEGUM SYDE T H/W8402 SUMNER AVEFORT MYERS FL, 33908	8402 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1250	BREWER SCOTT E + CONNIE J8406 SUMNER AVEFORT MYERS FL, 33908	8406 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1260	GROSS SHERRY ALBERT8410 SUMNER AVEFORT MYERS FL, 33908	8410 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1270	TANZELLA STEVE + TANZELLA PATRICIA DA LUZ8414 SUMNER AVEFORT MYERS FL, 33908	8414 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 127	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1280	BURNS JOHN + MARY8418 SUMNER AVEFORT MYERS FL, 33908	8418 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1290	DOS ANJOS ALFREDO + MARIA8422 SUMNER AVEFORT MYERS FL, 33908	8422 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 129	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1300	TENNYSON MICHAEL + MARY4248 FIELDGATE DRMISSISSAUGA ON, L4W 1M7	8437 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1310	NIENBERG STEPHEN + LINDA L/E7803 OLD STATE ROUTE 2240TAYLOR MI, 48180	8441 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 131	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1320	MARQUARDT MEGAN8445 SUMNER AVEFORT MYERS FL, 33908	8445 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1330	ANDERSON KEITH D +FRIZONE MARIA M H/W8449 SUMNER AVEFORT MYERS FL, 33908	8449 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1340	THOMAS BIJU K + KOSHY SUNI C8457 SUMNER AVEFORT MYERS FL, 33908	8457 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1350	TEFFERTILLER DAVID3718 SE 21ST AVECAPE CORAL FL, 33904	8477 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1360	ROZBORIL JAROSLAVSLATINKY 20078942 SLAHNICE CZECH REPUBLIC, 250 00	8481 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75		

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 2019 ASSESSMENT ROLL (UNIFORM METHOD)									
STRAP	Owner	Site Address	Legal Description	LU	SERIES 2017 DEBT SERVICE	O&M	TOTAL		
10-46-24-11-00000.1370	METCALF MATTHEW W +METCALF BARBARA D H/W3	GOSHAWKI	8485 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75
10-46-24-11-00000.1380	PICONE LINO & RAMOS VERONICA	8489 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1390	BRAND JOANNE M8493 SUMNER AVEFORT MYERS FL, 33908	8493 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1400	SNOWBIRD FLORIDA FAMILY TRUST MARTINI LISA1015 STONEYB	8497 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1410	MARTINI CLAUDIOPASQUALE MARTINI2842 JOS ST LOUIS AVEWIN	8501 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1420	HALE PAMELA210 W 70TH ST # 203NEW YORK NY, 10023	8505 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1430	CROWE JOHN & SARAH8509 SUMNER AVEFORT MYERS FL, 33908	8509 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1440	JMK LLCJENNIFER KIM5634 SHADDELEE LN WFORT MYERS FL, 33	8513 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1450	PARKER GREG L & JULIE E8517 SUMNER AVEFORT MYERS FL, 3390	8517 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1460	UNG TOLY & MICHELLE8521 SUMNER AVEFORT MYERS FL, 33908	8521 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1470	MAKURAT PAUL A + KIM M8525 SUMNER AVEFORT MYERS FL, 3390	8525 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1480	ZABOURA GEORGE +ZABOURA RANA T/C19624 WINDING TRAILST	8529 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1490	SALTARELLI JOHN + JEAN8533 SUMNER AVEFORT MYERS FL, 3390	8533 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1500	CAMPOLI MICHAEL + SONIA4008 OLD TECUMSEH RDTECUMSEH O	8537 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1510	TITTJUNG CHRISTOPHER F & TITTJUNG KELSEY JOHNSON8541 SU	8541 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1520	BEYS ALINA + SELL JOSEPH8545 SUMNER AVEFORT MYERS FL, 339	8545 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1530	LYNESS ELIZABETH J17060 TREMONT STFORT MYERS FL, 33908	17060 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1540	CROCKER COREY A + KELLY A17054 TREMONT STFORT MYERS FL	17054 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1550	LOPEZ WANDA +ESCOBAR PEDRO F W/H100 GRAND PASEOS BLVD	17050 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 155	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1560	WILLETT MICHAEL J17046 TREMONT STFORT MYERS FL, 33908	17046 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1570	THOMAS JOHN LONDON & GRAHAM JENNIFER LYNN17042 TREMO	17042 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1580	GILLES MICHEL D + GUETT V +GILLES MARJORIE M J/T868 NW I	17038 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1590	TEITELBAUM LAWRENCE MACE & TEITELBAUM LAURIE ROBIN171	17034 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1600	GOLDBERG EDWARD M + JUDITH L91 BRAMAN RDWATERFORD C	17030 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1610	BUCHER RONALD L 17026 TREMONT ST FORT MYERS FL, 33908	17026 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1620	FIALA ZDENEK + ZDENKA17022 TREMONT STFORT MYERS FL, 339	17022 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 162	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1630	KRYLIOUK OLGA +KRYLIOUK IAROSLAV +KRYLIOUK ANDREW T	17018 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1640	JACKSON JOHN & NANCY29 CEDAR HEIGHTS DRRIDGE NJ, 11961	17012 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1650	SPINELLI GUIDO +ROLDAN MONICA T/C17006 TREMONT STFORT	17006 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1660	JACKSON JOSEPH + JENNIFER17000 TREMONT ST FORT MYERS FL	17000 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1670	SCHIFF JUSTIN CRAIG8345 SUMNER AVEFORT MYERS FL, 33908	8345 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1680	HYPPOLITE PIERRE R + MARIE F8351 SUMNER AVEFORT MYERS F	8351 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1690	FLYNN RICHARD & ELAINE + PETERSON LYNN8353 SUMNER AVE	8353 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1700	SORGE FLORIDA INC999 E C ROW AVE EWINDSOR ON, N8X 5C1 CA	8357 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1710	ZAK MICHAEL + KRISTEN8361 SUMNER AVEFORT MYERS FL, 3390	8361 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1720	TRACY MACKENZIE FRANCES8365 SUMNER AVEFORT MYERS FL,	8365 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1730	MARTYNYUK ANATOLY + TETIANA8369 SUMNER AVEFORT MYERS	8369 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1740	PARKINSON MICHAEL D + ELEN138 OAK CREEK RDHIGHTSTOWN	8373 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1750	KRYLIOUK IAROSLAV S + OLGA8377 SUMNER AVEFORT MYERS FL	8377 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1760	PAUN NICULINA + GEORGE G35 SAN ANTONIO AVENUTLEY NJ, 071	8381 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1770	STRICKLAND MICHAEL SCOTT TR +ROSS PAUL TRFOR STRICKLAN	8385 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1780	VRILLAUD ADRIANA & LANDABOURE EDGARDO8389 SUMNER AV	8389 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1790	ERDOS WILLIAM C & VANDA S TRFOR WILLIAM C & VANDA S ERD	8397 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1800	ALIMBUYAO ETHEL T + REUBEN8405 SUMNER AVEFORT MYERS, FL	8405 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40LOT 180	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1810	KNOX CHARLES W8571 SUMNER AVEFORT MYERS FL, 33908	8571 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1820	ROCKI VICTOR W + WANDA E L8575 SUMNER AVEFORT MYERS FL	8575 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1830	DMELLO SUIT J + MICHELLE4 PEACH TREE LNHOLMDEL NJ, 0773	8579 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1840	GONZALEZ ANDRES + LIZ8540 BELLE MEADE DRFORT MYERS FL,	8583 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1850	MANCE KRESIMIR TR +MANCE HELEN TR10761 ANGELA DRKIRTL	8587 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40 LOT 107	SF	\$791.80	\$731.95	\$1,523.75		
10-46-24-11-00000.1860	ROBERTSON LESLEY 8591 SUMNER AVEFORT MYERS FL, 33908	8591 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1870	VASSALO JAMES C + LILIANA9380 WELLINGTON RD 124ERIN ON	8597 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1880	ANGALO JOSEPH M +HEMMA ANGELA M J/T8603 SUMNER AVEFORT	8603 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1890	KIRKBRIDE JOHN + MARILYN M TRFOR JOHN + MARILYN M KIRK	8609 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1900	JOHNSTON FLOYD A TRFOR FLOYD A JOHNSTON TRUST8615 SUM	8615 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95	
10-46-24-11-00000.1910	PISTILLI JASON MICHAEL112 EDGEMERE LNFAYETTEVILLE NY, 13	8621 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1920	STEELE ROBERT A + ILLARIA 0411 BRLEY SHEAF RDCOATESVILL	8627 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1930	MUNSON DAWN M8633 SUMNER AVEFORT MYERS FL, 33908	8633 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1940	VINER THOMAS140 ROSEDALE RDCEDAR RAPIDS IA, 52403	8639 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1950	BLACKWOOD ROBERT N & TERRI8645 SUMNER AVEFORT MYERS	8645 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1960	GALLEGO RITA M8651 SUMNER AVEFORT MYERS FL, 33908	8651 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1970	GALLEGO CLAUDIA A + PETER W8657 SUMNER AVEFORT MYERS	8657 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1980	LAURENTI JOAN + ROBERT E8663 SUMNER AVEFORT MYERS FL, 3	8663 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.1990	SANDAGER JOEL D + AMY Z8669 SUMNER AVEFORT MYERS FL, 33	8669 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2000	LOUCKS DANIEL C17046 WRIGLEY CIRFORT MYERS FL, 33908	17046 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2010	KAY LORRAINE M17040 WRIGLEY CIRFORT MYERS FL, 33908	17040 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2020	DELISLE ANTHONY A TR +DELISLE JOYCE W TRFOR ANTHONY A +	17036 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2030	BARRY ANDRE17032 WRIGLEY CIRFORT MYERS FL, 33908	17032 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2040	WILLIAMSON CHARLES E +WILLIAMSON SHELVIA J H/W +WADDE	17028 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	



CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 2019 ASSESSMENT ROLL (UNIFORM METHOD)									
STRAP	Owner	Site Address	Legal Description	LU	SERIES 2017 DEBT SERVICE	O&M	TOTAL		
10-46-24-11-00000.2050	NATARAJAN JAGADHISH + NARAYANASWAMY SHARMILA H/W1702	17024 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2060	PELLITTERI VINCENZO + CARMELA J1702 WRIGLEY CIRFORT MYERS	17020 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2070	GOETZ ELENA J17016 WRIGLEY CIRFORT MYERS FL, 33908	17016 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2080	MOREY HARTLEY D + ANNE G8880 PASEO DE VALENCIA STFORT M	17012 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2090	ACINO EMANUEL A + JUDY432 CHARLES DRELK GROVE VILLAGE	17008 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2100	TANNER DONALD W + BRENDA G9640 SUTTON GREEN CT VIENNA	17004 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2110	LATELL MARK D + DEANNA J17002 WRIGLEY CIRFORT MYERS FL	17002 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2120	GREENSTEIN MICHAEL S + GREENSTEIN ANN L TRFOR GREENSEI	8253 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2130	AGHARAZI-DORMANI NASSER + MATLOUBI-GHOMI ROSHAN3 CH	8257 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2140	MACKENZIE JOHN D + JULIE M8261 SUMNER AVEFORT MYERS FL	8261 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2150	RAMIREZ BIENVENIDO R + LORENZAFOR RAMIREZ TRUST8265 ST	8265 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2160	PINGER STEVEN H + STEWART-PINGER AMY R H/W8269 SUMNER A	8269 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2170	RIZZO JEFFREY M + MAREDDITH JO 8273 SUMNER AVEFORT MYERS	8273 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2180	TRAVIS ROBERT J SR + JUDITH A8277 SUMNER AVEFORT MYERS F	8277 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2190	PATEL MOHIT J17001 CLEMENTE CTFORT MYERS FL, 33908	17001 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2200	MERLINE JOSEPH R + BARBARA A17005 CLEMENTE CTFORT MYER	17005 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2210	ATKINSON LAUREN M17009 CLEMENTE CTFORT MYERS FL, 33908	17009 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2220	SNYDER KEITH + SUZANNE17013 CLEMENTE CTFORT MYERS FL,	17013 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2230	PETRIKAS STEPHEN M + PETRIKAS AIMEE J17017 CLEMENTE CTFC	17017 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2240	ROSBOROUGH G WILLIAM + PAMELA A5594 E 450TH AVEOBLONG IL	17021 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2250	GINDELE NATHAN + BRIENNE17025 CLEMENTE CTFORT MYERS F	17025 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2260	LAPORTA THOMAS F + RACHEL17024 CLEMENTE CTFORT MYERS	17024 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2270	MONTONE DENNIS A JR + JENNA L17020 CLEMENTE CTFORT MYE	17020 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2280	BRAND STEPHEN J17016 CLEMENTE CTFORT MYERS FL, 33908	17016 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2290	KNECHT DENISE J L/E1721 FULTON RDCLEVELAND OH, 44113	17012 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2300	ESPOSITO ANTONIO JOHN + ESPOSITO DANA LEE17008 CLEMENT	17008 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2310	PARABOSCHI THOMAS + CHRISTINE17004 CLEMENTE CTFORT MY	17004 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2320	GOLDBERG JAMES Y + IRENE + ELLWEIN FLORENCE718 MAGER C	17000 CLEMENTE CTFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95	
10-46-24-11-00000.2330	BYRNES JAMES J + MARY T560 DUTCH VALLEY RD NE APT 410AT	8289 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2340	HOLMAN SUSAN C8293 SUMNER AVEFORT MYERS FL, 33908	8293 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2350	BONITO RICHARD A8297 SUMNER AVEFORT MYERS FL, 33908	8297 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95	
10-46-24-11-00000.2360	ZABOURA AIDA8301 SUMNER AVEFORT MYERS FL, 33908	8301 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2370	SCAFFI JAMES TRFOR JAMES SCAFFI LIVING TRUST8305 SUMNER	8305 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2380	HEMBLING MARK V + DIANE C8309 SUMNER AVEFORT MYERS FL	8309 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2390	JOSEPH ALLEN + LORI5895 ESTEB RDRICHMOND IN, 47374	8313 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2400	MEYER KRISTIN8317 SUMNER AVEFORT MYERS FL, 33908	8317 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2410	MCADDEN RAYMOND DEAN JR8321 SUMNER AVEFORT MYERS F	8321 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2420	KEENAN BRIAN + GILBERT-KEENAN SHANNON H/W702 PAN AM AV	8325 SUMNER AVEFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2430	CHERVINSKY YADIM + LINA171 WOODSMEN CTREISTERSTOWN MD	17001 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2440	LYNUM LARRY C TR +LYNUM BARBARA HANEY TR FOR LYNUM T	17007 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2450	FARRELL LESLIE J17013 TREMONT STFORT MYERS FL, 33908	17013 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2460	BRIERS MICHAEL T + CHANDRA L17019 TREMONT STFORT MYERS	17019 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2470	YOUNG ROBERT + YOUNG AMANDA CHOMNIAK H/W17023 TREMO	17023 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2480	MUTTART KEVIN M + JOLANTA A17027 TREMONT STFORT MYERS	17027 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2490	KOONS DAVID W + PATRICIA17031 TREMONT STFORT MYERS FL,	17031 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2500	HOFFMAN MATTHEW JONI17035 TREMONT STFORT MYERS FL, 339	17035 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2510	THOMPSON DOUGLAS B + DARLA S17039 TREMONT STFORT MYE	17039 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2520	DJURO PERIC TRUST19759 UPPER TERRACE DREUCID OH, 44117	17043 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2530	BRADY CATHY L17047 TREMONT STFORT MYERS FL, 33908	17047 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2540	ROBINSON THOMAS E + MILDRED P17051 TREMONT STFORT MYE	17051 TREMONT STFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2550	NAIK SAGAR A + GOSALIA VIKTI A H/W17051 WRIGLEY CIRFORT M	17051 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2560	ACHINAPURA CRAIG J + TINAT17063 WRIGLEY CIRFORT MYERS FL	17063 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2570	BOWGREEN CORY JAMES + LYNN17069 WRIGLEY CIRFORT MYERS	17069 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2580	BOYLE LORNA DOROTHY A2409 ISLAND VIEW DRRICHMOND VA,	17075 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2590	MORAN DAVID E JR + MOLLY A4127 CASHELL GLENSAINT PAUL M	17081 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2600	SILLS LISA CHOW17095 WRIGLEY CIRFORT MYERS FL, 33908	17095 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2610	CRISMAN BRIAN + MELISSA17115 WRIGLEY CIRFORT MYERS FL,	17115 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2620	SHAH PRANAV + ROSHANI TRFOR SHAH TRUST17125 WRIGLEY C	17125 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2630	BURKE JAMES A + GILCHRIST LAURA M T/CPO BOX 52PORT SEVER	17131 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2640	MARKS ROBERT L + KAREN17137 WRIGLEY CIRFORT MYERS FL, 3	17137 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2650	HENRY KEVIN W + JUDITH K17143 WRIGLEY CIRFORT MYERS FL,	17143 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2660	ANNARELLA EDWARD C + KIMBERLY17149 WRIGLEY CIRFORT M	17149 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2670	ULIASZ PAUL H17161 WRIGLEY CIRFORT MYERS FL, 33908	17161 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2680	SLAUGHTER ROBERT L + THERESA D17171 WRIGLEY CIRFORT MY	17171 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2690	RICKETTS THOMAS W + MARIA F A17191 WRIGLEY CIRFORT MYE	17191 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2700	WENDT BERND + PETRA17197 WRIGLEY CIRFORT MYERS FL, 3390	17197 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$0.00	\$731.95	\$731.95	
10-46-24-11-00000.2710	CAMPBELL ANNE K TRFOR ANNE K CAMPBELL TRUST17203 WRIG	17203 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2720	ILIAS MOHAMMED + SHIRINI17209 WRIGLEY CIRFORT MYERS FL,	17209 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER	DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 2019 ASSESSMENT ROLL (UNIFORM METHOD)								
STRAP	Owner	Site Address	Legal Description	LU	SERIES 2017 DEBT SERVICE	O&M	TOTAL	
10-46-24-11-00000.2730	STALEY CLARISSA A17213 WRIGLEY CIRFORT MYERS FL, 33908	17213 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2740	KURIAN SANJAY + LEENA O17001 WRIGLEY CIRFORT MYERS FL, 33908	17001 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2750	PSIHOUNTAS DEBBIE TRFOR DEBBIE PSIHOUNTAS TRUST17003 WRIGLEY CIRFORT MYERS FL, 33908	17003 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2760	KLINE RICHARD + GEORGIA17007 WRIGLEY CIRFORT MYERS FL, 33908	17007 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2770	REDDY SREEDHAR V + SUJANA17011 WRIGLEY CIRCLEFORT MYERS FL, 33908	17011 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2780	BOTYOS SCOTT + BURGE TINA17019 WRIGLEY CIRFORT MYERS FL, 33908	17019 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2790	GUIOU JANICE E17023 WRIGLEY CIRFORT MYERS FL, 33908	17023 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2800	MILINAZZO MICHAEL17031 WRIGLEY CIRFORT MYERS FL, 33908	17031 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2810	WEAVER GRACE M + ROCKWELL JOY L ET AL17037 WRIGLEY CIRFORT MYERS FL, 33908	17037 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000.2820	LEAR DONALD W + CYNTHIA E17045 WRIGLEY CIRFORT MYERS FL, 33908	17045 WRIGLEY CIRFORT MYERS, FL 33908	CATALINA AT WINKLER DESC IN PB 83 PGS 34-40	SF	\$791.80	\$731.95	\$1,523.75	
10-46-24-11-00000B.0000	CATALINA AT WINKLER CDD8437 SUMNER AVEFORT MYERS FL, 33908	CATALINA @ WINKLER C/EFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40TRACT B	0	\$0.00	\$0.00	\$0.00	
10-46-24-11-00000D.0000	CATALINA AT WINKLER CDD8437 SUMNER AVEFORT MYERS FL, 33908	SUBMERGEDFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40TRACT D	0	\$0.00	\$0.00	\$0.00	
10-46-24-11-00000E.0000	CATALINA AT WINKLER CDD8437 SUMNER AVEFORT MYERS FL, 33908	SUBMERGEDFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40TRACT E	0	\$0.00	\$0.00	\$0.00	
10-46-24-11-00000F.0000	CATALINA AT WINKLER CDD8437 SUMNER AVEFORT MYERS FL, 33908	SUBMERGEDFORT MYERS, FL 33908	CATALINA AT WINKLERDESC IN PB 83 PGS 34-40TRACT F	0	\$0.00	\$0.00	\$0.00	

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

				\$217,745.00	\$206,409.90	\$424,154.90
				Less Collection Costs and Discounts @	4%	
				Tax Collector Fee (\$1.45 per parcel / line)		
					(\$8,709.80)	(\$8,240.04)
						(\$16,949.84)
						(\$408.90)
				Net Expected Assessment Revenue	\$209,035.20	\$197,760.96
						\$406,796.16
					51.39%	48.61%
						100.00%

# Tab 9

**RESOLUTION 2019-05**

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

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

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

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

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

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

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

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Lee County, a schedule of the District's regular meetings.

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

**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF AUGUST, 2019.**

**ATTEST:**

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**SECRETARY / ASST. SECRETARY**

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**CHAIRMAN / VICE CHAIRMAN**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**CATALINA AT WINKLER PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**

November 12, 2019  
February 11, 2020  
May 12, 2020  
August 11, 2020

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