



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting August 11, 2020

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

www.catalinacdd.org

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Keith Sherman John Kirkbride Butch Johnston Dick Bonito Louis Sanchez	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Hopping Green & Sams, P.A.
District Engineer	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

July 29, 2020

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 11, 2020 at 2:30 p.m.** Please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As a result, the meeting is being conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

While it is necessary to hold a meeting of the District's Board of Supervisors despite the current public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically by attending a scheduled Zoom meeting. The information for accessing the meeting is as follows: Dial +1 312 626 6799 or +1 929 205 6099, Meeting ID: 965 7527 4002, Password: 209480. For assistance using Zoom please contact the District Manager in advance of the meeting at BBlandon@rizzetta.com or by calling 239-936-0913. Additionally, written public comments and questions can be e-mailed to the District Manager in advance of the meeting at BBlandon@rizzetta.com, or mailed to the District Manager at Catalina at Winkler Preserve CDD, c/o Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. Comments and questions received by 2:00 p.m. the day prior to the meeting will be read into the record at the meeting and become part of the permanent record of the meeting.

The following is the 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 12, 2020 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures
for the Months of April, May and June 2020 Tab 2

4. BUSINESS ITEMS

- A. Declaration of Vacancy in Seat 4
- B. Consideration of Resolution 2020-07, Adopting a Meeting Schedule for Fiscal Year 2020/2021 Tab 3
- C. Public Hearing Related to Fiscal Year 2020/2021 Budget
 - 1. Presentation of the Proposed Final Budget for Fiscal Year 2020/2021 Tab 4
 - 2. Consideration of Resolution 2020-08, Annual Appropriations and Adopting the Budget for Fiscal Year 2020/2021 Tab 5
 - 3. Consideration of Resolution 2020-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021 Tab 6
- D. Consideration of Resolution 2020-10, Declaring Vacancies for Seat 2 and Seat 5..... Tab 7

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 12, 2020 at 2:30 p.m.** by means of Zoom communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-91 issued by Governor DeSantis on March 9, 2020, March 20, 2020 and April 1, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
John Kirkbride	Board Supervisor, Vice Chairman
Dick Bonito	Board Supervisor, Assistant Secretary
Butch Johnston	Board Supervisor, Assistant Secretary
Louis Sanchez	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, Hopping Green & Sams, P.A.
Wes Kayne	District Engineer, Barraco & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on February 11, 2020**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 11, 2020 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Bonito, seconded by Mr. Sanchez, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 11, 2020, for the Catalina at Winkler Preserve Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of January, February and
March 2020**

Ms. Bandon presented the operations and maintenance expenditures for the period of January 1-31, 2020 which totaled \$10,156.48, the period of February 1-29, 2020 which totaled \$9,861.10 and the period of March 1-31, 2020 which totaled \$7,684.95. She asked if there were any questions regarding any item of expenditure. A question was raised related to the Pinnacle invoice in March for installation of the 30-gallon Live Oak. Ms. Bandon clarified that Pinnacle installed a Cedar not a Live Oak.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of January 2020 which totaled \$10,156.48, the Month of February 2020 which totaled \$9,861.10, and the Month of March 2020 which totaled \$7,684.95, for the Catalina at Winkler Preserve Community Development District.

A brief recess was taken at 2:34 p.m. and was back on the record at 2:42 p.m.

FIFTH ORDER OF BUSINESS

**Review and Acceptance of Audit for
Fiscal Year 2019**

Ms. Bandon provided an overview of the audit for Fiscal Year end September 30, 2019 as prepared by Grau & Associates. She asked if there were any questions. There were none.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2019, as Prepared by Grau & Associates, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2020-04,
Redesignating Authorized
Signatories of the District**

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

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board Adopted Resolution 2020-04, Redesignating Authorized Signatories, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-05,
Redesignating Secretary of the
District**

Ms. Bandon provided an overview of the resolution, advising that the purpose of the resolution is due to internal changes within Rizzetta & Company. She asked if there were any questions. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2020-05, Redesignating Mr. Bob Schleifer as Secretary of the District, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Barraco & Associates Engineering Proposal for Year 3 MS4 Requirements

Mr. Kayne provided an overview of the proposal for requirements related to the MS4 permit advising that it is consistent with the proposals submitted and approved in prior years. Discussion ensued regarding the watering variance obtained by the District.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Approved the Barraco & Associates Proposal for Year 3 MS4 Requirements, in the amount of \$8,000.00, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Sewer Viewer Proposal for Cleaning Catch Basins

Mr. Kayne provided an overview of the proposal received from Sewer Viewer, in the amount of \$4,625.00, for cleaning of the catch basins. Mr. Kayne was asked to confirm if the catch basins were on the street or in the rear yards. Mr. Kayne advised that he will confirm. Mr. Sherman asked Mr. Kayne what the benefits of the cleaning are. Mr. Kayne advised that cleaning of the catch basins will assist with drainage during a significant rain event. Ms. Bandon asked for clarification for removal of the sediment; whether it would be removed off site or not. It was pointed out that the contract calls for an additional \$400.00 to have the sediment removed off site. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board Approved the Sewer View Proposal, in an Amount not to Exceed \$5,200.00, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

Presentation of the Proposed Budget for Fiscal Year 2020/2021

Ms. Bandon provided an overview of the proposed budget for fiscal year 2020/2021 and highlighted the line items experiencing a change from the current year budget. She advised that the result of the proposed operations and maintenance budget is a decrease of approximately \$0.22 per single family home. Discussion ensued concerning the line item related to lake/pond bank maintenance and how that relates to the reserve for the same item.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-06,
Approving a Proposed Budget for
Fiscal Year 2020/2021**

Ms. Bandon provided an overview of the resolution, advising that the resolution would approve the proposed budget and set the public hearing related to the final budget for Tuesday, August 11, 2020 at 2:30 p.m. She asked if there were any questions. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2020-06, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting the Public Hearing for Tuesday, August 11, 2020 at 2:30 p.m., for the Catalina at Winkler Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry advised that she had no report.

B. District Engineer

Mr. Kayne advised that he had no report but would be happy to answer any questions.

C. District Manager

Ms. Bandon advised that per Florida Statute the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2020, there are 524 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 announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, August 11, 2020 at 2:30 pm.

Ms. Bandon advised that a preserve inspection was conducted by the SFWMD and the District is within compliance; although the visibility of the preserve signage was brought to attention; she advised that EarthBalance will be providing for visibility of the signage. Discussion ensued regarding removal of trees that may overgrow. Mr. Sherman recommended raising the preserve signage rather than cutting back the plantings, he further asked that Earth Balance ensure that they reach the far South preserve border. Mr. Sherman inquired as to the sand brush plantings that did not take. Ms. Bandon advised that the plantings will be replaced closer to rainy season.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Sherman spoke regarding the repairs at storm grate at the weir; he recommended having a handy man do the work rather than having the District Engineer do the work.

Mr. Sherman inquired as to areas of the lake banks that do not have littorals. Ms. Blandon advised that she will have the lake maintenance company review the area and provide an opinion. Mr. Kayne advised that his firm reviewed the littorals and they do meet or exceed the permit requirements.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board adjourned the meeting at 3:24 p.m. for the Catalina at Winkler Preserve Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2020 through April 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$5,245.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Catalina at Winkler Homeowner's Association, Inc.	001284	04-2020	Reimbursement HOA for Electric Service Aerator System 04/20	\$ 140.00
Florida Power and Light Company	001280	09846-68343 03/20	17043 Tremont St #Aerator 02/26/20-03/26/20	\$ 87.78
Florida Power and Light Company	001280	11246-08348 03/20	17213 Wrigley Cir #Aerator 02/26/20-03/26/20	\$ 55.80
Hopping Green & Sams	001283	114065	General/Monthly Legal Services Billed Through 03/31/20	\$ 609.00
Rizzetta & Company, Inc.	001281	INV0000048119	District Management Services 04/20	\$ 3,742.51
Rizzetta Technology Services, LLC	001282	INV0000005683	Website & Email Hosting Services 04/20	\$ 175.00
Solitude Lake Management, LLC	001286	PI-A00389318	Lake & Pond Monthly 04/20	<u>\$ 435.00</u>
Report Total				<u>\$ 5,245.09</u>

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,381.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	001290	20800	Engineering Services 04/20	\$ 438.75
EarthBalance Corporation	001298	43237	Quarterly Maintenance-05/20	\$ 2,495.00
Florida Power and Light Company	001287	09846-68343 04/20	17043 Tremont St #Aerator 03/26/20- 04/27/20	\$ 93.48
Florida Power and Light Company	001287	11246-08348 04/20	17213 Wrigley Cir #Aerator 03/26/20- 04/27/20	\$ 59.00
Floyd Johnston	001297	BJ051220	Board of Supervisors Meeting 05/12/20	\$ 200.00
Hopping Green & Sams	001293	114625	General/Monthly Legal Services Billed Through 04/30/20	\$ 464.50
John E. Kirkbride	001294	JK051220	Board of Supervisors Meeting 05/12/20	\$ 200.00
Keith Sherman	001296	KS051220	Board of Supervisors Meeting 05/12/20	\$ 200.00
Louis G. Sanchez	001295	LS051220	Board of Supervisors Meeting 05/12/20	\$ 200.00
Richard Bonito	001292	RB051220	Board of Supervisors Meeting 05/12/20	\$ 200.00
Rizzetta & Company, Inc.	001288	INV0000049254	District Management Services 05/20	\$ 3,742.51
Rizzetta Technology Services, LLC	001289	INV0000005785	Website & Email Hosting Services 05/20	\$ 175.00
Solitude Lake Management, LLC	001299	PI-A00376107	Fountain Repair 03/20	\$ 996.48

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	001299	PI-A00403222	Fountain Maintenance Service 05/01/20-07/30/20	\$ 129.00
Solitude Lake Management, LLC	001299	PI-A00403223	Aerator Maintenance 05/01/20-07/31/20	\$ 264.00
Solitude Lake Management, LLC	001299	PI-A00405838	Lake & Pond Monthly 05/20	\$ 435.00
The Breeze Corporation	001291	117022 04/29/20	Legal AD ref# 116132 04/20	<u>\$ 89.00</u>
Report Total				<u>\$ 10,381.72</u>

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,744.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Catalina at Winkler Homeowner's Association, Inc.	001304	May-June 2020	Reimbursement HOA for Electric Service Aerator System 05/20-06/20	\$ 280.00
Florida Power and Light Company	001303	09846-68343 05/20	17043 Tremont St #Aerator 04/27/20-05/27/20	\$ 67.85
Florida Power and Light Company	001303	11246-08348 05/20	17213 Wrigley Cir #Aerator 04/27/20-05/27/20	\$ 44.40
Rizzetta & Company, Inc.	001300	INV0000050137	District Management Services 06/20	\$ 3,742.51
Rizzetta Technology Services, LLC	001301	INV0000005886	Website & Email Hosting Services 06/20	\$ 175.00
Solitude Lake Management, LLC	001305	PI-A00422912	Lake & Pond Monthly 06/20	<u>\$ 435.00</u>
Report Total				<u>\$ 4,744.76</u>

Tab 3

RESOLUTION 2020-07

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 11TH DAY OF AUGUST, 2020.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY / ASST. SECRETARY

CHAIRMAN / VICE CHAIRMAN

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021

November 10, 2020
February 9, 2021
May 11, 2021
August 10, 2021

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.

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: <https://www.catalinacdd.org>.*

Tab 4



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Catalina at Winkler Preserve Community Development District

www.catalinacdd.org

Approved Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

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

www.rizzetta.com

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GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



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EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



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 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 418	\$ 557	\$ -	\$ 557	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 171,164	\$ 171,164	\$ 169,983	\$ 1,181	\$ 169,229	\$ (754)	
8								
9	TOTAL REVENUES	\$ 171,582	\$ 171,721	\$ 169,983	\$ 1,738	\$ 169,229	\$ (754)	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 171,582	\$ 171,721	\$ 169,983	\$ 1,738	\$ 169,229	\$ (754)	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 2,800	\$ 3,733	\$ 4,000	\$ 267	\$ 4,000	\$ -	4 meetings per year. \$ 200.00 per Supervisor.
21	Financial & Administrative							
22	Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,562	\$ 162	
23	District Management	\$ 15,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,600	\$ 600	
24	District Engineer	\$ 8,514	\$ 11,352	\$ 13,500	\$ 2,148	\$ 13,500	\$ -	
25	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
26	Trustees Fees	\$ 3,208	\$ 3,208	\$ 3,500	\$ 292	\$ 3,500	\$ -	As per Hancock
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150	
28	Financial & Revenue Collections	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150	
29	Accounting Services	\$ 10,883	\$ 14,511	\$ 14,510	\$ (1)	\$ 14,945	\$ 435	
30	Auditing Services							
31	Printed Agendas	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	\$ 3,500	\$ 100	As per Grau and Associates Engagement
32	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Public Officials Liability Insurance	\$ 282	\$ 376	\$ 400	\$ 24	\$ 400	\$ -	Est.
34	Legal Advertising	\$ 2,306	\$ 2,250	\$ 2,475	\$ 225	\$ 2,537	\$ 62	As per estimate provided by Egis
35	Legal Advertising	\$ 264	\$ 352	\$ 400	\$ 48	\$ 400	\$ -	
36	Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
37	Dues, Licenses & Fees							
38	Misc Fees	\$ 175	\$ 233	\$ 735	\$ 502	\$ 735	\$ -	Lee County Storm Sewer Permit (NPDES) \$ 560.00 & Florida Department of Economic Opportunity Annual Fee \$ 175.00.
39	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 810	\$ 810	
40	Website Hosting, Maintenance, Backup (and Email)	\$ 282	\$ 282	\$ 282	\$ -	\$ 282	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel
41								
42		\$ 3,171	\$ 4,228	\$ 9,500	\$ 5,272	\$ 3,000	\$ (6,500)	Per contract costs \$ 175.00 per month plus ADASC costs \$ 900.00 per year
43	Legal Counsel							
44	District Counsel	\$ 4,949	\$ 6,599	\$ 10,000	\$ 3,401	\$ 10,000	\$ -	
45	Administrative Subtotal	\$ 68,034	\$ 85,924	\$ 99,102	\$ 13,178	\$ 95,071	\$ (4,031)	
46								
47	EXPENDITURES - FIELD OPERATIONS							
48								
49	Electric Utility Services							
50	Utility-Fountains	\$ 2,596	\$ 3,461	\$ 2,900	\$ (561)	\$ 3,600	\$ 700	
51	Stormwater Control							
52	Aquatic Maintenance							
53	Fountain Service Repairs & Maintenance	\$ 3,915	\$ 5,220	\$ 5,220	\$ -	\$ 5,220	\$ -	As per agreement with Solitude \$ 435.00 per month.
54	Lake/Pond Bank Maintenance	\$ 1,179	\$ 1,572	\$ 1,592	\$ 20	\$ 1,592	\$ -	Fountain Maintenance \$ 134.00 per quarter, Aerator Maintenance \$ 264.00 per quarter.
55	Mitigation Area Monitoring & Maintenance	\$ 4,592	\$ 6,123	\$ 42,083	\$ 42,083	\$ 42,083	\$ -	
56								
57	Aquatic Plant Replacement	\$ 2,784	\$ 3,712	\$ 13,280	\$ 10,026	\$ 13,280	\$ -	4 Maintenance Events @ \$ 2,495.00 each. Plus allowance for buffer plantings \$ 3,300.00.
58	Stormwater System Maintenance	\$ 330	\$ 440	\$ 700	\$ 711	\$ 700	\$ -	
59	Other Physical Environment	\$ 560	\$ 747	\$ 2,500	\$ 2,500	\$ 5,000	\$ 2,500	
60	General Liability Insurance	\$ 2,306	\$ 2,250	\$ 2,475	\$ 2,475	\$ 2,537	\$ 62	As per estimate provided by Egis
61	Property Insurance	\$ 133	\$ 119	\$ 131	\$ 131	\$ 146	\$ 15	As per estimate provided by Egis
62	Field Operations Subtotal	\$ 18,395	\$ 23,644	\$ 70,881	\$ 57,385	\$ 74,158	\$ 3,277	
63								
64	Contingency for County TRIM Notice							
65	TOTAL EXPENDITURES	\$ 86,429	\$ 109,568	\$ 169,983	\$ 70,563	\$ 169,229	\$ (754)	
66								
67	EXCESS OF REVENUES OVER EXPENDITURES	\$ 85,153	\$ 62,154	\$ -	\$ 72,301	\$ (0)	\$ (0)	

Proposed Budget
Catalina at Winkler Preserve Community Development District
Reserve Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 391	\$ 521	\$ -	\$ 521	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 27,778	\$ 27,100	\$ 27,778	\$ (678)	\$ 28,472	\$ 694	Increase as per Reserve Study Recommendations
8								
9	TOTAL REVENUES	\$ 28,169	\$ 27,100	\$ 27,778	\$ (157)	\$ 28,472	\$ 694	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 28,169	\$ 27,100	\$ 27,778	\$ (157)	\$ 28,472	\$ 694	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ -	\$ -	\$ 27,778	\$ 27,778	\$ 28,472	\$ 694	
21								
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 27,778	\$ 27,778	\$ 28,472	\$ 694	
23								
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 28,169	\$ 27,100	\$ -	\$ (27,935)	\$ -	\$ -	

Budget Template
Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2017	Budget for 2020/2021
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$209,035.20	\$209,035.20
TOTAL REVENUES	\$209,035.20	\$209,035.20
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$209,035.20	\$209,035.20
Administrative Subtotal	\$209,035.20	\$209,035.20
TOTAL EXPENDITURES	\$209,035.20	\$209,035.20
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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.

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

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget	\$197,701.00
Lee County 4.0% Collection Cost:	\$8,237.54
Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$408.90
2020/2021 Total:	<u><u>\$206,347.44</u></u>

2019/2020	\$197,761.00
2020/2021	\$197,701.00
Total Difference:	<u><u>-\$60.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2019/2020</u>	<u>2020/2021</u>	<u>\$</u>	<u>%</u>
Series 2017 Debt Service - Single Family	\$791.80	\$791.80	\$0.00	0.00%
Operations/Maintenance - Single Family	\$731.95	\$731.73	-\$0.22	-0.03%
Total	\$1,523.75	\$1,523.53	-\$0.22	-0.01%

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$197,701.00
EARLY PAYMENT DISCOUNT	4.0%	\$8,237.54
TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		\$408.90
TOTAL O&M ASSESSMENT		<u>\$206,347.44</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
SINGLE FAMILY	282	275	1.00	282.00	100.00%	\$206,347.44			
	<u>282</u>	<u>275</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$206,347.44</u>			
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):						<u>(\$8,646.44)</u>			
Net Revenue to be Collected						<u>\$197,701.00</u>			

<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
\$731.73	\$791.80	\$1,523.53

⁽¹⁾ Reflects seven (7) Series 2017 prepayments.

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

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

⁽⁴⁾ Annual assessment that will appear on November 2020 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.

Tab 5

RESOLUTION 2020-08

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, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared 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, 2021."
- 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 2020/2021, 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 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 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 11TH DAY OF AUGUST, 2020.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2020/2021 Budget

Exhibit A

Fiscal Year 2020/2021 Budget

Tab 6

RESOLUTION 2020-09

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 2020/2021; 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), 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 2020/2021; 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 11th day of August, 2020.

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

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 7

RESOLUTION 2020-10

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 2 AND 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, on November 3, 2020, three (3) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

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

WHEREAS, at the close of the qualifying period, no one qualified to run for Seats 2 and 5; and

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

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

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

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2020:

Seat #2 (currently held by Floyd Johnston)
Seat #5 (currently held by John Kirkbride)

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

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

PASSED AND ADOPTED this 11th day of August, 2020.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors