Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting
August 6, 2025

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	Chairman
	Joseph Molon	Vice Chairman
	Troy De Mond	Assistant Secretary
	Dick Bonito	Assistant Secretary
	Douglas Thompson	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski I VanWyk PLLC
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 · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.catalinacdd.org

July 29, 2025

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 **Wednesday, August 06, 2025, 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 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' Meetings held on May 07, 2025 ..... Tab 1
   - B. Ratification of the Operations and Maintenance Expenditures for the Months of April, May, and June 2025 .... Tab 2
4. **BUSINESS ITEMS**
   - A. Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budgets(s) ..... Tab 3
     1. Presentation of the Proposed Final Budget for Fiscal Year 2025/2026
     2. Consideration of Resolution 2025-04, Annual Appropriations and Adopting the Budget for the Fiscal Year 2025/2026
     3. Consideration of Resolution 2025-05, Fiscal Year 2025/2026 Assessments
   - B. Consideration of Resolution 2025-06, Adopting a Meeting Schedule for Fiscal Year 2025/2026..... Tab 4
   - C. Consideration of District Management Contract Proposal ..... Tab 5
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: Lauren Gentry, Kilinski I VanWyk PLLC

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 **Wednesday, May 07, 2025 at 2:31 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Keith Sherman	**Board Supervisor, Chairman**
Joe Molon	**Board Supervisor, Vice Chairman**
Troy De Mond	**Board Supervisor, Assistant Secretary**
Richard "Dick" Bonito	**Board Supervisor, Assistant Secretary**
Douglas Thompson	**Board Supervisor, Assistant Secretary**

Also present were:

Belinda Blandon	**District Manager, Rizzetta & Company, Inc.**
Lauren Gentry	**District Counsel, Kilinski I VanWyk PLLC (via Teams)**
Patrick Collins	**District Counsel, Killinski I VanWyk PLLC**
Wes Kayne	**District Engineer, Barraco & Associates, Inc.**
Audience	

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 there was an audience present.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meetings held on February 05, 2025**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 05, 2025 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 all in favor, the Board Approved the Minutes of the Board of Supervisors' Meetings held on February 05, 2025, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS **Ratification of the Operations and Maintenance Expenditures for January, February, and March 2025**

Ms. Blandon advised that the operations and maintenance expenditures for the period of January 1-31, 2025, totaled $12,709.14, the expenditures for the period of February 1-28, 2025, totaled $13,245.85, and the expenditures for the period for March 1-31, 2025, totaled $10,440.89.

Mr. Sherman inquired about the invoices from Solitude Lake Management LLC related to salinity testing of the lake. Ms. Blandon clarified that these tests were not included in the original contract, and the vendor had initially provided them at no cost. However, due to the Board's recurring requests for these tests, the vendor has now begun invoicing for the service.

On a Motion by Mr. Sherman, seconded by Mr. Molon, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the month of January 2025, totaled $12,709.14, February 2025, totaled $13,245.85, and March 2025, totaling $13,245.85, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS **Presentation of the Proposed Budget for Fiscal Year 2025-2026**

The Board discussed Resolution # 2025-01. After discussion the Board decided on Officers remaining the same.

On a Motion by Mr. Thompson, seconded by Mr. Molon, with all in favor, the Board Adopted Resolution 2025-01, Redesignating Officers of the District, for the Catalina at Winkler Preserve Community Development District. The Officers were designated as Keith Sherman (Chairman), Joe Molon (Vice Chairman), Dick Bonito (Assistant Secretary), Douglas Thompson (Assistant Secretary) Troy DeMond (Assistant Secretary) and Belinda Blandon and Melissa Dobbins (Assistant Secretaries) for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Redesignating Public Depository**

Ms. Blandon presented the total General Fund Budget for the Fiscal Year 2025-2026 being $157,583.00. She stated that the budget proposal includes a 4% standard increases, with no major changes.

Ms. Blandon also informed the Board that a crime insurance policy is being added to the District’s coverage, in line with government recommendations. Ms. Blandon continued reviewing specific line items from the proposed budget, including electrical costs, repair expenses, lakeside services, and aquatic maintenance. She informed the Board that she is requesting an updated Reserve Fund Study. However, the Board felt the existing study remains current and agreed it would be more appropriate to request an update to the reserve

funding schedule instead.

Mr. Collins reported that the financial documents had been reviewed, and he recommended transferring excess bond funds to the District's general fund. He will confirm the exact amount of accrued interest later.

Ms. Blandon added that at this stage, the Board must formally instruct the Trustee to transfer the funds into the reserve account. Upon review, she identified the current amount available for transfer as $44,276.55.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal year 2025-2026 and Setting a Public Hearing Thereon**

On a Motion by Mr. Sherman, seconded by Mr. DeMond, with all in favor, the Board Approved the Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025-2026 and Setting a Public Hearing Thereon, for the Catalina at Winkler Preserve Community Development District.

On a Motion by Mr. Molon, seconded by Mr. DeMond, with all in favor, the Board to Direct the Trustee to Move the Funds to the Reserve Funds, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS **Acceptance of Audit for Fiscal Year End September 30, 2024 as Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Blandon presented the audit report and confirmed that there were no findings of noncompliance or deficiencies.

On a Motion by Mr. Sherman, seconded by Mr. DeMond, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2024 as Presented by Berger, Toombs, Elam, Gaines & Frank, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Superior Water Service, Inc Agreement for Aquatic Management**

Ms. Blandon informed the Board that the service fee quoted by Superior Water Services Inc. is $867.53, which is nearly double the current cost. Mr. Sherman shared that, following a conversation with the new provider, he was impressed with their knowledge and professionalism. He expressed his support for the change, stating that the District would benefit from improved service.

Ms. Blandon also noted a decline in service quality from Solitude Lake Management and recommended considering a new provider who could bring positive changes to the lakes conditions.

After discussion and a formal vote, the Board approved the proposal presented by Superior Water Services Inc., subject to the preparation of an agreement by District Counsel and authorization for execution by the Chairman. District Counsel was also directed to prepare the cancellation notice for Solitude Lake Management.

The District Manager was directed to negotiate with Superior Water Services to include salinity testing as part of the standard service, at no additional cost to the District.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Approved the Proposal Presented by Superior Water Services Inc., Subject to Preparation of an Agreement by District Counsel and Subject of Preparation the Cancellation Notification for Solitude Lake Management by District Counsel, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Collins reported on the state legislative session, noting that no significant actions were taken that would impact on the District.

B. District Engineer

Mr. Kayne discussed the results of the NPDES reports and inspections, noting that only minor comments were made and that the final reports are still pending.

He informed the Board that several drainage structures require cleaning and expressed concerns about barnacle buildup. He also addressed the salinity levels in the lakes, advising the Board to thoroughly discuss this matter with any prospective lake management specialists.

Ms. Blandon informed the Board that drainage cleaning must be completed before the onset of the rainy season. She stated that she has requested the District Engineer to obtain an estimate for the required work and confirmed that they will coordinate efforts to ensure the project is completed promptly.

C. District Manager

Ms. Blandon advised the next meeting of the Catalina at Winkler Preserve CDD is scheduled for Wednesday, August 06, 2025, at 2:30 p.m.

Ms. Blandon reported that, as of April 15, 2025, the total number of registered voters was 2,123.

Ms. Blandon informed the Board that the current website provider had been sold to a new company, which is no longer hosting the website and has provided unsatisfactory

customer service. She reminded the Board of the original presentation by this provider and introduced SchoolNow as a recommended alternative. Ms. Blandon advised the Board to consider switching to SchoolNow, noting that the initial startup cost is $3,125, with an annual fee of $1,613. She stated she would work with Mr. Collins to prepare an agreement with the new provider. The Board had several questions regarding the new provider, all of which were thoroughly addressed by Ms. Blandon. She reiterated multiple times that while the change is not mandatory, it is highly recommended.

On a Motion by Mr. Sherman, seconded by Mr. Thompson, with all in favor, the Board Approved the Proposal Presented by ShoolNow, Subject to Preparation of an Agreement by District Counsel, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests and Comments**

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

Mr. Sherman addressed the issue of missing and damaged signs around the lakes. He noted that three signs are leaning and three are missing, including those indicating “No Fishing,” “No Boating/Swimming,” and “No Alligator Feeding.” He stated that the missing signs should be replaced, and the damaged ones repaired. Mr. Sherman will provide photos to identify the specific signs in question.

TWELFTH 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. Thompson, seconded by Mr. Molon, with all in favor, the Board adjourned the meeting at 3:22 p.m., for the Catalina at Winkler Preserve Community Development District.

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
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Operation and Maintenance Expenditures
April 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$17,669.96**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	100277	29396	Engineering Services 04/25	$112.50
Barraco and Associates, Inc.	100277	29397	Engineering Services 04/25	$5,231.25
Berger, Toombs, Elam, Gaines & Frank CPA	100278	371140	Audit Services FY 23-24	$3,510.00
EarthBalance	100275	46781	Preserve Maintenance 03/25	$2,495.00
Florida Power & Light Company	20250414-01	11246-08348 03/25 ACH	17213 WRIGLEY CIR # AERATOR 03/25	$63.88
Florida Power & Light Company	20250414-02	09846-68343 03/25 ACH	17043 TREMONT ST # AERATOR 03/25	$89.63
Kilinski | Van Wyk, PLLC	100279	12031	Legal Services 03/25	$729.50
Rizzetta & Company, Inc.	100274	INV0000098266	District Management Fees 04/25	$4,452.75
Solitude Lake Management, LLC	100276	PSI158677	Monthly Lake & Pond Management 04/25	$465.45
Superior Waterway Services, Inc.	100273	105068	Quarterly Maintenance - Aeration Maintenance 03/25	$520.00
Report Total				**$17,669.96**

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COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures
May 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$7,623.92**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20250519-01	11246-08348 04/25 ACH	17213 Wrigley Cir # Aerator 04/25	$70.48
Florida Power & Light Company	20250519-02	09846-68343 04/25 ACH	17043 Tremont St # Aerator 04/25	$101.73
Kilinski | Van Wyk, PLLC	100280	10828	Legal Services 10/24	$1,262.50
Kilinski | Van Wyk, PLLC	100283	12285	Legal Services 04/25	$864.00
Rizzetta & Company, Inc.	100281	INV0000098891	District Management Fees 05/25	$4,452.75
Solitude Lake Management, LLC	100282	PSI161758	Water Testing -1,2 and 3 Conductivity 04/25	$407.00
Solitude Lake Management, LLC	100282	PSI166459	Monthly Lake & Pond Management 05/25	$465.46
Report Total				**$7,623.92**

CATALINA AT WINKLER PRESERVE
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Operation and Maintenance Expenditures
June 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$14,622.62**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	100285	29651	Engineering Services 05/25	$112.50
Barraco and Associates, Inc.	100285	29652	Engineering Services 05/25	$2,343.75
Florida Power & Light Company	20250618-01	11246-08348 05/25 ACH	17213 Wrigley Cir # Aerator 05/25	$67.04
Florida Power & Light Company	20250618-02	09846-68343 05/25 ACH	17043 Tremont St # Aerator 05/25	$94.85
Kilinski | Van Wyk, PLLC	100289	12500	Legal Services 05/25	$4,296.50
Rizzetta & Company, Inc.	100284	INV0000099668	District Management Fees 06/25	$4,452.75
Solitude Lake Management, LLC	100286	PSI174809	Monthly Lake & Pond Management 06/25	$465.45
Superior Waterway Services, Inc.	100287	106589	Fountain 1 - Supply & Install 05/25	$1,874.14
Superior Waterway Services, Inc.	100287	106590	Fountain 1: Supply & install new 3 pole 05/25	$915.64
Report Total				**$14,622.62**

Rizzetta & Company

Catalina at Winkler Preserve Community Development District

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Approved Proposed Budget Fiscal Year 2025/2026

Professionals in Community Management

Table of Contents

	Page
General Fund Budget for Fiscal Year 2025/2026	1
Reserve Fund Budget for Fiscal Year 2025/202+	2
Debt Service Fund Budget for Fiscal Year 2025/2026	3
Assessments Charts for Fiscal Year 2025/2026	4
General Fund Budget Account Category Descriptions	6
Reserve Fund Budget Account Category Descriptions	12
Debt Service Fund Budget Account Category Descriptions	13

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll*	$ 150,091	$ 150,091	$ 149,583	$ 508	$ 154,583	$ 5,000	
6								
7	**Assessment Revenue Subtotal**	**$ 150,091**	**$ 150,091**	**$ 149,583**	**$ 508**	**$ 154,583**	**$ 5,000**	
8								
9	**OTHER REVENUES**							
10								
11	Interest Earnings	$ 2,315	$ 4,630	$ -	$ 4,630	$ 3,000	$ 3,000	
12	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 2,315**	**$ 4,630**	**$ -**	**$ 4,630**	**$ 3,000**	**$ 3,000**	
15								
16	**TOTAL REVENUES**	**$ 152,406**	**$ 154,721**	**$ 149,583**	**$ 5,138**	**$ 157,583**	**$ 8,000**	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	**EXPENDITURES - ADMINISTRATIVE**							
20								
21	***Legislative***							
22	Supervisor Fees	$ 2,000	$ 4,000	$ 4,000	$ -	$ 4,000	$ -	4 meetings per year. $ 200.00 per Supervisor.
23	***Financial & Administrative***							
24	Accounting Services	$ 8,244	$ 16,488	$ 16,488	$ -	$ 17,148	$ 660	4% Increase
25	Administrative Services	$ 3,068	$ 6,136	$ 6,136	$ -	$ 6,381	$ 245	4% Increase
26	Assessment Roll	$ 5,682	$ 5,682	$ 5,682	$ -	$ 5,909	$ 227	4% Increase
27	Auditing Services	$ -	$ -	$ 3,400	$ 3,400	$ 3,510	$ 110	As per agreement with BTEGF
28	District Engineer	$ 8,908	$ 17,816	$ 13,500	$ (4,316)	$ 13,500	$ -	
29	District Management	$ 14,834	$ 29,668	$ 22,727	$ (6,941)	$ 23,636	$ 909	4% Increase
30	Dues, Licenses & Fees	$ 888	$ 1,776	$ 1,062	$ (714)	$ 1,062	$ -	County Storm Sewer Permit (NPDES) $ 560.00 & FL Department of Economic Opportunity Annual Fee $ 175.00.
31	Financial & Revenue Collections	$ 2,841	$ 5,682	$ 5,682	$ -	$ 5,909	$ 227	4% Increase
32	Legal Advertising	$ 619	$ 1,238	$ 400	$ (838)	$ 500	$ 100	
33	Miscellaneous Mailings	$ -	$ -	$ 300	$ 300	$ 300	$ -	Est.
34	Property Appraiser Fees	$ 282	$ 282	$ 282	$ -	$ 282	$ -	Lee County Property Appraiser Fees $ 1.00 per parcel
35	Public Officials Liability Insurance	$ 3,027	$ 3,027	$ 3,112	$ 85	$ 3,405	$ 293	As per estimate provided by Egis
36	Trustees Fees	$ 3,500	$ 3,500	$ 3,500	$ -	$ 3,500	$ -	As per Hancock
37	Website Hosting, Maintenance, Backup (and Email)	$ 1,200	$ 2,400	$ 3,300	$ 900	$ 3,713	$ 413	New website provider
38	***Legal Counsel***							
39	District Counsel	$ 10,476	$ 20,952	$ 10,000	$ (10,952)	$ 10,000	$ -	
40								
41	**Administrative Subtotal**	**$ 65,569**	**$ 118,647**	**$ 99,571**	**$ (19,076)**	**$ 102,755**	**$ 3,184**	
42								
43	**EXPENDITURES - FIELD OPERATIONS**							
44								
45	***Electric Utility Services***							
46	Utility-Fountains	$ 862	$ 1,724	$ 3,886	$ 2,162	$ 2,000	$ (1,886)	
47	**Stormwater Control**							
48	Aquatic Maintenance	$ 843	$ 1,686	$ 5,809	$ 4,123	$ 5,809	$ (0)	Solitude Lake Management
49	Fountain Service Repairs & Maintenance	$ 11,275	$ 22,550	$ 6,716	$ (15,834)	$ 12,547	$ 5,831	New contract with Superior Waterways $ 2, 080.00 per year plus allowance for parts
50	Lake/Pond Bank Maintenance	$ 3,843	$ 7,686	$ 15,121	$ 7,435	$ 15,121	$ -	
51	Mitigation Area Monitoring & Maintenance	$ 4,990	$ 9,980	$ 13,280	$ 3,300	$ 13,280	$ -	4 Maintenance Events @ $ 2, 495.00 each. Plus allowance for buffer plantings $ 3, 300.00.
52	Stormwater System Maintenance	$ -	$ -	$ 1,764	$ 1,764	$ 1,764	$ -	
53	***Other Physical Environment***							
54	General Liability Insurance	$ 3,027	$ 3,027	$ 3,112	$ 85	$ 3,981	$ 869	As per estimate provided by Egis including Crime Coverage
55	Property Insurance	$ 302	$ 302	$ 324	$ 22	$ 326	$ 2	As per estimate provided by Egis
56								
57	**Field Operations Subtotal**	**$ 25,142**	**$ 46,955**	**$ 50,012**	**$ 3,057**	**$ 54,828**	**$ 4,816**	
58								
59	**TOTAL EXPENDITURES**	**$ 90,711**	**$ 165,602**	**$ 149,583**	**$ (16,019)**	**$ 157,583**	**$ 8,000**	
60								
61	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 61,695**	**$ (10,881)**	**$ -**	**$ (10,881)**	**$ -**	**$ -**	
62								

Proposed Budget
Catalina at Winkler Preserve Community Development District
Reserve Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll*	$ 31,428	$ 31,428	$ 31,428	$ -	$ 26,428	$ (5,000)	No Increase as District is ahead of funding as per reserve study
6								
7	**Assessment Revenue Subtotal**	**$ 31,428**	**$ 31,428**	**$ 31,428**	**$ -**	**$ 26,428**	**$ (5,000)**	
8								
9	**OTHER REVENUES**							
10								
11	Interest Earnings	$ 4,600	$ 9,200	$ -	$ 9,200	$ 5,000.00	$ 5,000	
12	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 4,600**	**$ 9,200**	**$ -**	**$ 9,200**	**$ 5,000**	**$ 5,000**	
15								
16	**TOTAL REVENUES**	**$ 36,028**	**$ 40,628**	**$ 31,428**	**$ 9,200**	**$ 31,428**	**$ -**	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	**EXPENDITURES**							
20								
21	***Contingency***							
22	Capital Reserves	$ -	$ -	$ 31,428	$ (31,428)	$ 31,428	**$ -**	
23								
24	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 31,428**	**$ (31,428)**	**$ 31,428**	**$ -**	
25								
26	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 36,028**	**$ 40,628**	**$ -**	**$ 40,628**	**$ -**	**$ -**	
27								

Catalina at Winkler Preserve Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2017	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments [1]	$209,035.20	$209,035.20
TOTAL REVENUES	**$209,035.20**	**$209,035.20**
EXPENDITURES		
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 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		$181,011.00	**2024/2025 O&M Budget:**	$181,011.00
Early Payment Discounts:	4%	$7,542.13	**2025/2026 O&M Budget:**	$181,011.00
Tax Collector Fee ($1.84 PER PARCEL / LINE):		$518.88		
2025/2026 Total:		**$189,072.01**	**Total Difference:**	**$0.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	*2025/2026*	$	%
Single Family	Series 2017 Debt Service	$791.80	$791.80	$0.00	0.00%
	Operations/Maintenance	$670.47	$670.47	$0.00	0.00%
	Total	**$1,462.27**	**$1,462.27**	**$0.00**	**0.00%**

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$181,011.00**
EARLY PAYMENT DISCOUNT	**4.0%**	**$7,542.13**
TAX COLLECTOR FEE ($1.84 PER PARCEL / LINE)		**$518.88**
TOTAL O&M ASSESSMENT		**$189,072.01**

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	**O&M**	**SERIES 2017 DEBT SERVICE [1]**	**EAU FACTOR**	**TOTAL EAU's**	**% TOTAL EAU's**	**TOTAL O&M BUDGET**	**O&M**	**SERIES 2017 DEBT SERVICE [2]**	**TOTAL [3]**
Single Family	282	275	1.00	282.00	100.00%	$189,072.01	**$670.47**	**$791.80**	**$1,462.27**
Total Community	**282**	**275**		**282.00**	**100.00%**	**$189,072.01**			

LESS: Lee County Collection Costs ($1.84 per parcel / line) and Early Payment Discounts (4%):	**($8,061.01)**
Net Revenue to be Collected	**$181,011.00**

[1] Reflects the number of total lots with Series 2017 debt outstanding.

[2] Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Lee County early payment discounts.

[3] Annual assessment that will appear on November 2025 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.

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

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

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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.

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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

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

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

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

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

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

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

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.

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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2025-___

THE ANNUAL APPROPRIATION RESOLUTION OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Catalina at Winkler Preserve Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), 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 Statute*s; 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, 2026."

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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, 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)	$_____
TOTAL RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2025.

ATTEST:

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

RESOLUTION 2025-____

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 2026; 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, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), 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 2026; 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 6th DAY OF AUGUST 2025.

ATTEST:

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026
Exhibit B: Assessment Roll

RESOLUTION 2025-00

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, FOR FISCAL YEAR 2025/2026, 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, a schedule of its regular meetings.

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

Section 1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ?? DAY OF ??, 2025.

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 2025/2026

November 05, 2025
February 04, 2026
May 06, 2026
August 05, 2026

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.

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Catalina at Winkler Preserve Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lee County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

_____
Vice Chairman/Assistant Secretary
Board of Supervisors

_____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	$1,969.67	$23,636
Administrative:	$531.75	$6,381
Accounting - General Fund:	$1,429.00	$17,148
Financial & Revenue Collections:	$492.42	$5,909
Assessment Roll (1)		$5,909
Total Standard On-Going Services:	$4,422.83	$58,983

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00