



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting May 7, 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 Joseph Molon Troy De Mond Dick Bonito Douglas Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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

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April 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, May 07, 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 February 05, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of January, February and March 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of the Proposed Budget for Fiscal Year 2025-2026 Tab 3
 1. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Tab 4
 - B. Acceptance of Audit for Fiscal Year End September 30, 2024 as Prepared by Berger, Toombs, Elam, Gaines & Frank Tab 5
 - C. Consideration of Superior Waterway Services, Inc Agreement for Aquatic Management Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 7
 1. Presentation of Registered Voter Count Tab 8
- 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

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 **Wednesday, February 5, 2025 at 2:32 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.

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 no audience present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meetings held
on November 6, 2024, and December
2, 2024**

Ms. Blandon presented the minutes of the Board of Supervisors' Meetings held on November 6, 2024, and December 2, 2024, and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Thompson, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meetings held on November 6, 2024, and December 2, 2024 for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for
October, November, and December
2024**

Ms. Blandon advised that the operations and maintenance expenditures for the period of October 1-31, 2024, totaled \$22,122.63, the expenditures for the period of November 1-30, 2024, totaled \$14,616.92, and the expenditures for the period for December 1-31, 2024, totaled \$14,655.65. Ms. Blandon answered questions regarding expenses related to mediation and certification of the assessment roll.

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 October 2024, totaling \$22,122.63., November 2024, totaling \$14,616.92, and December 2024, totaling \$14,655.65, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Redesignating Officers of the District**

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**

The Board discussed the resolution. After questions were answered.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2025-02, Redesignating Public Depository, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion and Consideration of
Kilinski Van Wyk Proposed 2024/2025
Rates**

Lauren Gentry and Patrick Collins provided an overview on the increases and explained that this would begin in March. The Board asked questions regarding the rates for of counsel attorneys.

On a Motion by Mr. Sherman, seconded by Mr. De Mond, with all in favor, the Board Approved the Kilinski Van Wyk Proposed 2024/2025 Rates, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion and Consideration of Superior Waterway Proposal for Aeration Management Services

The District Manager discussed the ongoing issues with the service levels being provided by Solitude for the aeration systems and fountains. She provided an overview on some of the issues that have occurred and the dissatisfaction with their service and the Chairman concurred. The Board discussed the proposal presented by Superior Waterways. Ms. Bandon was asked by the Board to request Superior to provide a proposal for Lake Management services as well to be discussed at the next meeting.

On a Motion by Mr. Molon, seconded by Mr. Sherman, with all in favor, the Board Approved the Superior Waterway Proposal for Aeration Management Services, Subject to an Agreement Prepared by District Counsel, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
District Counsel provided a brief report on the pending litigation.
- B. District Engineer
The District Engineer advised that the District has been selected to be audited for the NPDES. He advised that Frank Savage is working on this as deadlines are approaching.
- C. District Manager
Ms. Bandon discussed excess bond revenue for the Series 2017 (Refunding). After discussion District Counsel was asked to review the indenture with bond counsel and report back to the Board on whether the excess funds can be moved and used for any lawful purpose.

Ms. Bandon advised the next meeting of the Catalina at Winkler Preserve CDD is scheduled for Wednesday, May 7, 2025, at 2:30 p.m.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Supervisor Sherman asked Ms. Bandon to have Earth Balance fill in the grasses where there gaps. She will also ask them to address leaning trees and the signs that are being covered with overgrowth.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Sherman, seconded by Mr. De Mond, with all in favor, the Board adjourned the meeting at 3:10 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 · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
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Operation and Maintenance Expenditures January 2025 For Board Approval

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

The total items being presented: **\$12,709.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20250117-01	09846-68343 12/24 ACH	17043 TREMONT ST # AERATOR 12/24	\$96.06
Florida Power & Light Company	20250117-02	11246-08348 12/24 ACH	17213 WRIGLEY CIR # AERATOR 12/24	\$64.57
Hancock Bank	100257	42674	Annual Trustee Fee 12/21/24 - 12/20/25	\$3,500.00
Kilinski / Van Wyk, PLLC	100258	11263	Legal Services 12/24	\$3,276.31
Lee County Comm Dev/Public Works Center	100253	2467	Annual Regulatory Program & Surveillance Fee 2025	\$560.00
Rizzetta & Company, Inc.	100252	INV0000096191	District Management Fees 01/25	\$4,760.75
Solitude Lake Management, LLC	100254	PSI132754	Monthly Lake & Pond Management 01/25	<u>\$451.45</u>
Report Total				<u>\$ 12,709.14</u>

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Operation and Maintenance Expenditures February 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,245.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Douglas B Thompson	100262	DT020525	Board of Supervisors Meeting 02/05/25	\$200.00
Florida Power & Light Company	20250212-01	11246-08348 01/25 ACH	17213 WRIGLEY CIR # AERATOR 01/25	\$71.66
Florida Power & Light Company	20250212-02	09846-68343 01/25 ACH	17043 TREMONT ST # AERATOR 01/25	\$105.65
Jay Keith Sherman	100263	KS020525	Board of Supervisors Meeting 02/05/25	\$200.00
Joseph Molon	100264	JM020525	Board of Supervisors Meeting 02/05/25	\$200.00
Richard Bonito	100265	RB020525	Board of Supervisors Meeting 02/05/25	\$200.00
Rizzetta & Company, Inc.	100260	INV0000096806	District Management Fees 02/25	\$4,452.75
Solitude Lake Management, LLC	100259	PSI139517	Water Testing - One-Time Service Lake 1,2 and 3 01/25	\$407.00
Solitude Lake Management, LLC	100259	PSI139613	Water Testing -1,2 and 3 Conductivity 01/25	\$407.00
Solitude Lake Management, LLC	100259	PSI139616	Water Testing -Lake 1,2, and 3 Fecal Coliform 01/25	\$250.00
Solitude Lake Management, LLC	100266	PSI140892	Quarterly Lake Fountain -2/1/2025 - 4/30/2025 02/25	\$129.00
Solitude Lake Management, LLC	100266	PSI141047	Quarterly Aerator Maintenance 2/1/2025 - 4/30/2025 02/25	\$264.00
Solitude Lake Management, LLC	100266	PSI144902	Monthly Lake & Pond Management 02/25	\$465.45

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100266	PSI145829	Fountain/Aerator Service & Repairs 02/25	\$5,693.34
Troy DeMond	100267	TD020525	Board of Supervisors Meeting 02/05/25	<u>\$200.00</u>
Report Total				<u>\$13,245.85</u>

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Operation and Maintenance Expenditures March 2025 For Board Approval

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

The total items being presented: **\$10,440.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	100270	29164	Engineering Services 02/25	\$2,287.50
Florida Power & Light Company	20250313-01	11246-08348 02/25 ACH	17213 WRIGLEY CIR # AERATOR 02/25	\$66.24
Florida Power & Light Company	20250313-02	09846-68343 02/5 ACH	17043 TREMONT ST # AERATOR 02/25	\$96.03
Kilinski Van Wyk, PLLC	100272	11518	Legal Services 01/25	\$454.50
Kilinski Van Wyk, PLLC	100272	11822	Legal Services 02/25	\$2,618.42
Rizzetta & Company, Inc.	100269	INV0000097421	District Management Fees 03/25	\$4,452.75
Solitude Lake Management, LLC	100271	PSI151417	Monthly Lake & Pond Management 03/25	<u>\$465.45</u>
Report Total				<u>\$10,440.89</u>

Tab 3



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

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Proposed Budget Fiscal Year 2025/2026

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Rizzetta & Company

Fiscal Year 2025/2026

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	\$	-
23	Financial & Administrative												
24	Accounting Services	\$	8,244	\$	16,488	\$	16,488	\$	-	\$	17,148	\$	660
25	Administrative Services	\$	3,068	\$	6,136	\$	6,136	\$	-	\$	6,381	\$	245
26	Assessment Roll	\$	5,682	\$	5,682	\$	5,682	\$	-	\$	5,909	\$	227
27	Auditing Services	\$	-	\$	-	\$	3,400	\$	3,400	\$	3,510	\$	110
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
30	Dues, Licenses & Fees	\$	888	\$	1,776	\$	1,062	\$	(714)	\$	1,062	\$	-
31	Financial & Revenue Collections	\$	2,841	\$	5,682	\$	5,682	\$	-	\$	5,909	\$	227
32	Legal Advertising	\$	619	\$	1,238	\$	400	\$	(838)	\$	500	\$	100
33	Miscellaneous Mailings	\$	-	\$	-	\$	300	\$	300	\$	300	\$	-
34	Property Appraiser Fees	\$	282	\$	282	\$	282	\$	-	\$	282	\$	-
35	Public Officials Liability Insurance	\$	3,027	\$	3,027	\$	3,112	\$	85	\$	3,405	\$	293
36	Trustees Fees	\$	3,500	\$	3,500	\$	3,500	\$	-	\$	3,500	\$	-
37	Website Hosting, Maintenance, Backup (and Email)	\$	1,200	\$	2,400	\$	3,300	\$	900	\$	3,713	\$	413
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)
49	Fountain Service Repairs & Maintenance	\$	11,275	\$	22,550	\$	6,716	\$	(15,834)	\$	12,547	\$	5,831
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	\$	-
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
55	Property Insurance	\$	302	\$	302	\$	324	\$	22	\$	326	\$	2
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													

Comments

As per estimate provided by Egis

Proposed Budget
Catalina at Winkler Preserve Community Development District
 Reserve Fund
 Fiscal Year 2025/2026

2

Comments

[illegible]

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
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 31,428	\$ 31,428	\$ 31,428	\$ -	\$ 26,428	\$ (5,000)
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							

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:		<u>\$189,072.01</u>	Total Difference:	<u>\$0.00</u>

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%
	<u>Total</u>	<u>\$1,462.27</u>	<u>\$1,462.27</u>	<u>\$0.00</u>	<u>0.00%</u>

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

5

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		<u>\$189,072.01</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2017 DEBT SERVICE ⁽¹⁾
Single Family	282	275
Total Community	<u>282</u>	<u>275</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	282.00	100.00%	\$189,072.01
	<u>282.00</u>	<u>100.00%</u>	<u>\$189,072.01</u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2017 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$670.47	\$791.80	\$1,462.27

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):

Net Revenue to be Collected	<u>(\$8,061.01)</u>
	<u>\$181,011.00</u>

⁽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.



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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).



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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.



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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.



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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.



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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.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 4

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Catalina at Winkler Preserve Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 06, 2025
HOUR:	2:30 p.m.
LOCATION:	Rizzetta & Company, Inc. 9530 Marketplace Road, Suite 206 Fort Myers, Florida 33912

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

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

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

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

part thereof.

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

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2025.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2025-2026 Proposed Budget

Exhibit A

Fiscal Year 2025-2026 Proposed Budget

Tab 5

Catalina at Winkler Preserve Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Catalina at Winkler Preserve Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Catalina at Winkler Preserve Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Catalina at Winkler Preserve Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

Fort Pierce / Stuart

- 1 -



To the Board of Supervisors
Catalina at Winkler Preserve Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Catalina at Winkler Preserve Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 24, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Catalina at Winkler Preserve Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 24, 2025

Catalina at Winkler Preserve Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

Management's discussion and analysis of Catalina at Winkler Preserve Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Catalina at Winkler Preserve Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(121,631) (net position). Net investment in capital assets for the District was \$(843,208). Restricted net position was \$84,801. Unrestricted net position was \$636,776.
- ◆ Governmental activities revenues totaled \$412,496 while governmental activities expenses totaled \$365,986.

Catalina at Winkler Preserve Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 674,198	\$ 625,981
Restricted assets	140,205	130,500
Capital assets	1,129,070	1,283,033
Total Assets	<u>1,943,473</u>	<u>2,039,514</u>
Current liabilities	170,104	172,655
Non-current liabilities	1,895,000	2,035,000
Total Liabilities	<u>2,065,104</u>	<u>2,207,655</u>
Net Position		
Net investment in capital assets	(843,208)	(829,245)
Restricted	84,801	75,407
Unrestricted	636,776	585,697
Total Net Position	<u>\$ (121,631)</u>	<u>\$ (168,141)</u>

The increase in current assets is related to the excess of revenues over expenditures at the fund level in the current year.

The decrease in capital assets is related to current year depreciation.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Catalina at Winkler Preserve Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 392,851	\$ 391,207
General Revenues		
Miscellaneous revenues	-	310
Investment income	19,645	13,094
Total Revenues	<u>412,496</u>	<u>404,611</u>
Expenses		
General government	107,897	113,205
Physical environment	188,239	192,180
Interest and other charges	69,850	74,373
Total Expenses	<u>365,986</u>	<u>379,758</u>
Change in Net Position	46,510	24,853
Net Position - Beginning of Year	<u>(168,141)</u>	<u>(192,994)</u>
Net Position - End of Year	<u><u>\$ (121,631)</u></u>	<u><u>\$ (168,141)</u></u>

**Catalina at Winkler Preserve Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Infrastructure	\$ 3,849,083	\$ 3,849,083
Accumulated depreciation	(2,720,013)	(2,566,050)
Total Capital Assets, Net	<u>\$ 1,129,070</u>	<u>\$ 1,283,033</u>

The capital asset activity in the current year was depreciation of \$153,963.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures in the current year because mitigation area monitoring and maintenance costs and reserve expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In December 2017, the District issued \$2,895,000 Series 2017 Special Assessment Refunding Bonds. These bonds were issued to refund the Series 2005 Special Assessment Bonds. The balance outstanding at September 30, 2024 was \$2,035,000.

**Catalina at Winkler Preserve Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Catalina at Winkler Preserve Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Catalina at Winkler Preserve Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Catalina at Winkler Preserve Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Catalina at Winkler Preserve Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 637,481
Investments	117
Prepaid expenses	875
Deposits	426
Restricted cash	35,299
Total Current Assets	<u>674,198</u>
Non-current Assets	
Restricted assets	
Investments	140,205
Capital assets, being depreciated	
Infrastructure	3,849,083
Less: accumulated depreciation	<u>(2,720,013)</u>
Total Non-current Assets	<u>1,269,275</u>
Total Assets	<u>1,943,473</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	2,123
Accrued interest	27,981
Bonds payable	140,000
Total Current Liabilities	<u>170,104</u>
Non-current liabilities	
Bonds payable	1,895,000
Total Liabilities	<u>2,065,104</u>
NET POSITION	
Net investment in capital assets	(843,208)
Restricted for special purpose	35,299
Restricted for debt service	49,502
Unrestricted	636,776
Total Net Position	<u>\$ (121,631)</u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (107,897)	\$ 138,360	\$ 30,463
Physical environment	(188,239)	43,953	(144,286)
Interest and other charges	(69,850)	210,538	140,688
Total Governmental Activities	<u>\$ (365,986)</u>	<u>\$ 392,851</u>	<u>26,865</u>
 General revenues:			
Investment income			<u>19,645</u>
Change in Net Position			46,510
Net Position - Beginning of Year			(168,141)
Net Position - End of Year			<u>\$ (121,631)</u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 637,481	\$ -	\$ 637,481
Investments	117	-	117
Prepaid expenses	875	-	875
Deposits	426	-	426
Restricted assets:			
Cash	35,299	-	35,299
Investments	-	140,205	140,205
Total Assets	<u>\$ 674,198</u>	<u>\$ 140,205</u>	<u>\$ 814,403</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 2,123</u>	<u>\$ -</u>	<u>\$ 2,123</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses and deposits	1,301	-	1,301
Restricted:			
Special purpose	35,299	-	35,299
Debt service	-	140,205	140,205
Assigned:			
Capital reserves	340,058	-	340,058
Unassigned	<u>295,417</u>	<u>-</u>	<u>295,417</u>
Total Fund Balances	<u>672,075</u>	<u>140,205</u>	<u>812,280</u>
Total Liabilities and Fund Balances	<u>\$ 674,198</u>	<u>\$ 140,205</u>	<u>\$ 814,403</u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 812,280
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$3,849,083, net of accumulated depreciation, \$(2,720,013), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	1,129,070
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(2,035,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(27,981)</u>
Net Position of Governmental Activities	<u><u>\$ (121,631)</u></u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 182,313	\$ 210,538	\$ 392,851
Investment earnings	10,943	8,702	19,645
Total Revenues	<u>193,256</u>	<u>219,240</u>	<u>412,496</u>
Expenditures			
Current			
General government	107,897	-	107,897
Physical environment	34,276	-	34,276
Debt service			
Principal	-	140,000	140,000
Interest	-	71,775	71,775
Total Expenditures	<u>142,173</u>	<u>211,775</u>	<u>353,948</u>
Net change in fund balances	51,083	7,465	58,548
Fund Balances - Beginning of Year	<u>620,992</u>	<u>132,740</u>	<u>753,732</u>
Fund Balances - End of Year	<u><u>\$ 672,075</u></u>	<u><u>\$ 140,205</u></u>	<u><u>\$ 812,280</u></u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Activities	\$ 58,548
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental fund level statements report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(153,963)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	140,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>1,925</u>
Change in Net Position of Governmental Activities	<u><u>\$ 46,510</u></u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 181,011	\$ 181,011	\$ 182,313	\$ 1,302
Investment earnings	-	-	10,943	10,943
Total Revenues	<u>181,011</u>	<u>181,011</u>	<u>193,256</u>	<u>12,245</u>
Expenditures				
Current				
General government	99,677	99,677	107,897	(8,220)
Physical environment	<u>81,334</u>	<u>81,334</u>	<u>34,276</u>	<u>47,058</u>
Total Expenditures	<u>181,011</u>	<u>181,011</u>	<u>142,173</u>	<u>38,838</u>
Net change in fund balances	-	-	51,083	51,083
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>620,992</u>	<u>620,992</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 672,075</u>	<u>\$ 672,075</u>

See accompanying notes to financial statements.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on September 19, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Lee County, Florida Ordinance 05-16 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Catalina at Winkler Preserve Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Catalina at Winkler Preserve Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the special assessment revenues and pledged funds.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which includes infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the various classes of depreciable capital assets are as follows;

Infrastructure	25 years
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d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they adopted a policy to follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$677,224 and the carrying value was \$672,780. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Goldman Sachs Government Fund	39 days*	\$ 140,205
Florida PRIME	39 days*	117
Total		<u>\$ 140,322</u>

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Based on the criteria in the preceding paragraph, the investment in Goldman Sachs Government Fund is a Level 1 asset.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have nor is required to have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in Florida PRIME and Goldman Sachs Government Fund were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investments in the Goldman Sachs Government Fund are approximately 99.92% of the District's total investments. The investments in the Florida PRIME are less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 3,849,083	\$ -	\$ -	\$ 3,849,083
Less: accumulated depreciation	(2,566,050)	(153,963)	-	(2,720,013)
Total Capital Assets, Being Depreciated, Net	<u>\$ 1,283,033</u>	<u>\$ (153,963)</u>	<u>\$ -</u>	<u>\$ 1,129,070</u>

Depreciation was charged to physical environment, \$153,963.

NOTE D – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 2,175,000
Principal payments	<u>(140,000)</u>
Long-term debt at September 30, 2024	<u>\$ 2,035,000</u>

Long-term debt is comprised of the following:

Governmental Activities

Special Assessment Refunding Bonds

Series 2017 Special Assessment Refunding Bonds due in annual principal installments maturing May 1, 2036. Interest is due semi-annually on May 1 and November 1 with a fixed interest rate of 3.30%. Current portion is \$140,000.

\$ 2,035,000

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 140,000	\$ 67,155	\$ 207,155
2026	145,000	62,535	207,535
2027	150,000	57,750	207,750
2028	155,000	52,800	207,800
2029	160,000	47,685	207,685
2030-2034	895,000	154,935	1,049,935
2035-2036	390,000	19,305	409,305
Totals	<u>\$ 2,035,000</u>	<u>\$ 462,165</u>	<u>\$ 2,497,165</u>

Summary of Significant Bond Resolution Terms and Covenants

The Series 2017 Special Assessment Refunding Bonds are subject to redemption at the option of the District prior to their maturity. The bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the bond registrar if certain events occur as outlined in the bond indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017 Reserve Account is funded from the proceeds of the Series 2017 Bonds in an amount equal to thirty percent of the maximum annual debt service requirement. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Special Assessment Refunding Bonds, Series 2017	\$ 62,939	\$ 62,722

Catalina at Winkler Preserve Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by an annual assessment resolution adopted by the Board of Supervisors. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.

NOTE G – CONTINGENCY

The District is currently in litigation with a resident owner who is seeking declaratory relief related to erosion issues. Mediation has failed to settle the case, and the trial is set for later this year. Due to the uncertainty of the outcome, an estimate of the potential damages cannot be determined at this time.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Catalina at Winkler Preserve Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 24, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Catalina at Winkler Preserve Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Catalina at Winkler Preserve Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Catalina at Winkler Preserve Community Development District's internal control.

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

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



To the Board of Supervisors
Catalina at Winkler Preserve Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 24, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Catalina at Winkler Preserve Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated March 24, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 24, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Catalina at Winkler Preserve Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Catalina at Winkler Preserve Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Catalina at Winkler Preserve Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Catalina at Winkler Preserve Community Development District. It is management's responsibility to monitor the Catalina at Winkler Preserve Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Catalina at Winkler Preserve Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 1
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$17,124
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c) and Section 218.32(1)(e), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Catalina at Winkler Preserve Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$670.47 per unit and the Debt Service Fund \$791.80 per unit.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$392,851.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$2,035,000, issued in 2017, matures May 2036.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Catalina at Winkler Preserve Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 24, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

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

We have examined Catalina at Winkler Preserve Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Catalina at Winkler Preserve Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Catalina at Winkler Preserve Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Catalina at Winkler Preserve Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Catalina at Winkler Preserve Community Development District's compliance with the specified requirements.

In our opinion, Catalina at Winkler Preserve Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 24, 2025

Tab 6



AQUATIC MANAGEMENT AGREEMENT

This agreement, dated April 1st, 2025, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Catalina at Winkler Preserve CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
Attn: Belinda Blandon

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

Three (3) lakes, totaling 22.88 acres (see attached map) located in Lee County, Florida.
2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	\$867.53/ monthly
Border Grass and Brush Control To Water's Edge	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

One (1) visit per month for lake management with treatment as necessary.
Additional necessary visits at no extra charge.
3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent



by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd, Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract.

7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. Addendums: See attached map, survey and report (where applicable).
 - E. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program and at the discretion of SWS.
 - B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.
 - C. Littoral plantings maintenance is included only if specified.
 - D. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.
 - E. Definitions of services referred to in Paragraph 1 are as follows:

Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides.

Border Grass and Brush Control to Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line.

Monthly Water Testing – Water testing as needed for the success of the lake management program. Parameters include Dissolved Oxygen, Ph, Clarity and Water Temperature.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

SUPERIOR WATERWAY SERVICES, INC.



9. SWS will provide CUSTOMER with certificates of insurance (upon request), which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
10. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
11. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE

SUPERIOR WATERWAY SERVICES, INC.



Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 6, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 3, & 4):** November 2026

District Manager's Report

April 25

2025

FINANCIAL SUMMARY

3/31/2025

General Fund Cash Balance	\$	106,117.00
Investments Operating	\$	280,367.00
Reserve Fund	\$	377,153.00
Debt Service Fund Investment Balance	\$	294,636.00
Total Cash and Investment Balances	\$	1,058,273.00
General Fund Expense Variance:	\$9,613	Over Budget

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Rizzetta & Company

Aeration System Maintenance – Superior Waterways commenced services onsite.

Lake Maintenance Proposal - As requested by the Board Superior Waterways has provided a proposal for Lake Maintenance. The proposal is included in the agenda for Board discussion and consideration.

Tab 8

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206

FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Catalina @ Winkler Preserve	524

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

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

Cc: Belinda Blandon: Bblandon@Rizzetta.com