



Rizzetta & Company

# Catalina at Winkler Preserve Community Development District

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**Final Budget Packet for Fiscal Year 2016/2017**

**Presented by: Rizzetta & Company, Inc.**

**9530 Marketplace Road # 206  
Fort Myers, Florida 33912**

[rizzetta.com](http://rizzetta.com)

**Approved Budget**  
**Catalina at Winkler Preserve Community Development**  
**General Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	<b>REVENUES</b>	
3		
4	Interest Earnings	
5	Interest Earnings	0
6	Special Assessments	
7	Tax Roll	156,510
8		
9	<b>TOTAL REVENUES</b>	<b>\$156,510</b>
10		
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$156,510</b>
12		
13		
14	<b>EXPENDITURES - ADMINISTRATIVE</b>	
15		
16	Legislative	
17	Supervisor Fees	4,000
18	Financial & Administrative	
19	Administrative Services	5,400
	Printed Agendas	1,200
20	District Management	19,248
21	District Engineer	12,200
22	Disclosure Report	1,000
23	Trustees Fees	3,500
24	Financial Consulting Services	10,000
25	Accounting Services	12,000
26	Auditing Services	3,200
27	Public Officials Liability Insurance	2,588
28	Legal Advertising	750
29	Bank Fees	0
30	Dues, Licenses & Fees	800
31	Miscellaneous Fees	500
32	Tax Collector /Property Appraiser Fees	282
33	Website Fees & Maintenance	2,100
34	Legal Counsel	
35	District Counsel	10,000
36		
37	<b>Administrative Subtotal</b>	<b>\$ 88,768</b>
38		
39	<b>EXPENDITURES - FIELD OPERATIONS</b>	
40		
41	Electric Utility Services	
42	Utility-Fountains	5,000
43	Stormwater Control	
44	Aquatic Maintenance	7,200
45	Fountain Service Repairs & Maintenance	3,500
46	Lake/Pond Bank Maintenance	40,000
47	Mitigation Area Monitoring & Maintenance	6,000
48	Aquatic Plant Replacement	500
49	Stormwater System Maintenance	2,500
50	Other Physical Environment	
51	General Liability Insurance	2,571
52	Property Insurance	472
53	Contingency	
54	Miscellaneous Contingency	0
55	Capital Reserves	0
56		
57	<b>Field Operations Subtotal</b>	<b>\$ 67,743</b>
58		
60	<b>TOTAL EXPENDITURES</b>	<b>\$156,510</b>
61		
62	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0</b>
63		

**Approved Budget**  
**Catalina at Winkler Preserve Community Development**  
**Reserve Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	<b>REVENUES</b>	
3	Interest Earnings	
4	Special Assessments	
5	Tax Roll*	\$ 20,350
12		
13	<b>TOTAL REVENUES</b>	<b>\$ 20,350</b>
14		
15	Balance Forward from Prior Year	\$ -
16		
17	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 20,350</b>
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
20		
21	<b>EXPENDITURES</b>	
22		
23	Contingency	
24	Capital Reserves	\$ 20,350
26		
27	<b>TOTAL EXPENDITURES</b>	<b>\$ 20,350</b>
28		
29	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
30		

**Budget Template**  
**Catalina at Winkler Preserve Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2005A	Budget for 2016/2017
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$243,149.99	\$243,149.99
<b>TOTAL REVENUES</b>	<b>\$243,149.99</b>	<b>\$243,149.99</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$243,149.99	\$243,149.99
<b>Administrative Subtotal</b>	<b>\$243,149.99</b>	<b>\$243,149.99</b>
<b>TOTAL EXPENDITURES</b>	<b>\$243,149.99</b>	<b>\$243,149.99</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection costs and Discount % applicable to Lee County: 4.5%

**Gross assessments \$254,607.32**

**Notes:**

Tax Roll Collection Costs for Lee County is 4.5% 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 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$176,860.00
Lee County 4.5% Collection Cost:	<u>\$8,333.72</u>
2016/2017 Total:	<u><b>\$185,193.72</b></u>

2015/2016 O&M Budget	\$176,860.00
2016/2017 O&M Budget	<u>\$176,860.00</u>
Total Difference:	<u><b>\$0.00</b></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2015/2016</u>	<u>2016/2017</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$919.16	\$919.16	\$0.00	0.00%
Operations/Maintenance - Single Family	\$656.72	\$656.72	\$0.00	0.00%
<b>Total</b>	<u><b>\$1,575.88</b></u>	<u><b>\$1,575.88</b></u>	<u><b>\$0.00</b></u>	<u><b>0.00%</b></u>

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$176,860.00
COLLECTION COSTS @	4.5%	<u>\$8,333.72</u>
TOTAL O&M ASSESSMENT		<u><u>\$185,193.72</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED <sup>(1)</sup></u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			<u>TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>SERIES 2005A DEBT</u>			<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>		<u>O&amp;M</u>	<u>DEBT</u>	<u>TOTAL <sup>(4)</sup></u>
	<u>O&amp;M</u>	<u>SERVICE <sup>(2)</sup></u>								
SINGLE FAMILY	282	277	1.00	282.00	100.00%	\$185,193.72	\$254,607.32	\$656.72	\$919.16	\$1,575.88
	<u>282</u>	<u>277</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$185,193.72</u>	<u>\$254,607.32</u>			
LESS: Lee County Collection Costs and Early Payment Discounts						(\$8,333.72)	(\$11,457.33)			
<b>Net Revenue to be Collected</b>						<u><u>\$176,860.00</u></u>	<u><u>\$243,149.99</u></u>			

<sup>(1)</sup> Reflects five (5) Series 2005A prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2005A debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2005A bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2016 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.