



Rizzetta & Company

# Catalina at Winkler Preserve Community Development District

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

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**Adopted Budget for Fiscal Year 2017/2018**

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

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

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

**Adopted Budget  
Catalina at Winkler Preserve Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 156,510
<b>TOTAL REVENUES</b>	<b>\$ 156,510</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 156,510</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 4,000
Financial & Administrative	
Administrative Services	\$ 5,400
District Management	\$ 20,000
District Engineer	\$ 12,200
Disclosure Report	\$ 1,000
Trustees Fees	\$ 3,233
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 5,000
Accounting Services	\$ 13,150
Auditing Services	\$ 3,200
Printed Agendas	\$ 1,200
Public Officials Liability Insurance	\$ 2,475
Legal Advertising	\$ 750
Dues, Licenses & Fees	\$ 800
Tax Collector /Property Appraiser Fees	\$ 282
Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
Legal Counsel	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 89,790</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility-Fountains	\$ 2,500
Stormwater Control	
Aquatic Maintenance	\$ 6,820
Fountain Service Repairs & Maintenance	\$ 3,500
Lake/Pond Bank Maintenance	\$ 42,083
Mitigation Area Monitoring & Maintenance	\$ 6,000
Aquatic Plant Replacement	\$ 711
Stormwater System Maintenance	\$ 2,500
Other Physical Environment	
General Liability Insurance	\$ 2,475
Property Insurance	\$ 131
<b>Field Operations Subtotal</b>	<b>\$ 66,720</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 156,510</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Adopted Budget  
Catalina at Winkler Preserve Community Development District  
Reserve Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 20,350
<b>TOTAL REVENUES</b>	<b>\$ 20,350</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 20,350</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 20,350
<b>TOTAL EXPENDITURES</b>	<b>\$ 20,350</b>

**Budget Template**  
**Catalina at Winkler Preserve Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2005A	Budget for
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$243,151.93	\$243,151.93
<b>TOTAL REVENUES</b>	<b>\$243,151.93</b>	<b>\$243,151.93</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$243,151.93	\$243,151.93
<b>Administrative Subtotal</b>	<b>\$243,151.93</b>	<b>\$243,151.93</b>
<b>TOTAL EXPENDITURES</b>	<b>\$243,151.93</b>	<b>\$243,151.93</b>
<b>EXCESS OF REVENUES OVER EXPENDITURE</b>	<b>\$0.00</b>	<b>\$0.00</b>

<sup>(2)</sup> Lee County Collection Costs and Early Payment Discounts: 4.0%

**Gross assessments** **\$253,283.26**

**Notes:**

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

<sup>(2)</sup> Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$176,860.00
( <sup>1</sup> ) Lee County 4.0% Collection Cost:	\$7,369.17
( <sup>1</sup> ) Tax Collector Fee (\$1.42 PER PARCEL / LINE)	\$400.44
2017/2018 Total:	<u><u>\$184,629.61</u></u>

2016/2017	\$176,860.00
2017/2018	\$176,860.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Series 2005A Debt Service - Single Family	\$919.16	\$914.38	-\$4.78	-0.52%
Operations/Maintenance - Single Family	\$656.72	\$654.71	-\$2.01	-0.31%
<b>Total</b>	<u><u>\$1,575.88</u></u>	<u><u>\$1,569.09</u></u>	<u><u>-\$6.79</u></u>	<u><u>-0.43%</u></u>

(<sup>1</sup>) Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$176,860.00
COLLECTION COSTS @	4.0%	\$7,369.17
<sup>(5)</sup> TAX COLLECTOR FEE (\$1.42 PER PARCEL / LINE)		\$400.44
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$184,629.61</u></b>

<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>O&amp;M</u>	<u>SERIES 2005A DEBT SERVICE <sup>(2)</sup></u>		<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>		<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(3)</sup></u>	<u>TOTAL <sup>(4) (5)</sup></u>
SINGLE FAMILY	282	277	1.00	282.00	100.00%	\$184,629.61	\$253,283.26	\$654.71	\$914.38	\$1,569.09
	<u>282</u>	<u>277</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$184,629.61</u>	<u>\$253,283.26</u>			
LESS: Lee County Collection Costs and Early Payment Discounts:						<u>(\$7,769.61)</u>	<u>(\$10,131.33)</u>			
<b>Net Revenue to be Collected</b>						<b><u>\$176,860.00</u></b>	<b><u>\$243,151.93</u></b>			

<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 2017 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

<sup>(5)</sup> Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.