



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

www.catalinacdd.org

Approved Proposed Budget for Fiscal Year 2019/2020

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Table of Contents

	<u>Page</u>
General Fund Budget Account Category Descriptions	1
Reserve Fund Budget Account Category Descriptions	4
Debt Service Fund Budget Account Category Descriptions	5
General Fund Budget for Fiscal Year 2019/2020	6
Reserve Fund for Fiscal Year 2019/2020	8
Debt Service Fund Budget for Fiscal Year 2019/2020	9
Assessments Charts for Fiscal Year 2019/2020	10 - 11



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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



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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.

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 79	\$ 190	\$ -	\$ 190	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 163,612	\$ 163,612	\$ 163,432	\$ 180	\$ 169,983	\$ 6,551	
8								
9	TOTAL REVENUES	\$ 163,691	\$ 163,802	\$ 163,432	\$ 370	\$ 169,983	\$ 6,551	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 163,691	\$ 163,802	\$ 163,432	\$ 370	\$ 169,983	\$ 6,551	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 2,000	\$ 4,800	\$ 4,000	\$ (800)	\$ 4,000	\$ -	4 meetings per year. \$ 200.00 per Supervisor.
21	Financial & Administrative							
22	Administrative Services	\$ 2,250	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	No increase for FY2019-2020
23	District Management	\$ 8,333	\$ 19,999	\$ 20,000	\$ 1	\$ 20,000	\$ -	No increase for FY2019-2020
24	District Engineer	\$ 7,402	\$ 17,765	\$ 13,500	\$ (4,265)	\$ 13,500	\$ -	No Increase
25	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	No increase for FY2019-2020
26	Trustees Fees	\$ 2,917	\$ 2,917	\$ 3,500	\$ 583	\$ 3,500	\$ -	As per Hancock
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No increase for FY2019-2020
28	Financial & Revenue Collections	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -	No increase for FY2019-2020
29	Accounting Services	\$ 5,479	\$ 13,150	\$ 13,150	\$ 0	\$ 14,510	\$ 1,360	Increase of 2.80%
30	Auditing Services	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ 3,400	\$ 200	As per Grau and Associates Engagement
31	Printed Agendas	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ (1,200)	
32	Miscellaneous Mailings	\$ 110	\$ 264	\$ 400	\$ 136	\$ 400	\$ -	Est.
33	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,475	\$ 225	\$ 2,475	\$ -	As per estimate provided by Egis
34	Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	Line item removed previously in error.
35	Bank Fees	\$ -	\$ -	\$ 300	\$ 300	\$ -	\$ (300)	
36	Dues, Licenses & Fees	\$ 175	\$ 420	\$ 735	\$ 315	\$ 735	\$ -	Lee County Storm Sewer Permit (NPDES) \$ 560.00 & Florida Department of Economic Opportunity Annual Fee \$ 175.00.
37	Misc Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
38	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 282	\$ 282	\$ 282	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel
39	Website Hosting, Maintenance, Backup (and Email)	\$ 875	\$ 2,100	\$ 2,100	\$ -	\$ 9,500	\$ 7,400	Website \$ 100.00 per month email hosting \$ 15.00 per email x 5 per month. Includes ADA Site Remediation Cost \$ 5, 900.00 plus \$ 1,500.00 Annual Fee.
40	Legal Counsel							
41	District Counsel	\$ 1,705	\$ 4,092	\$ 10,000	\$ 5,908	\$ 10,000	\$ -	
42								
43	Administrative Subtotal	\$ 40,579	\$ 83,156	\$ 91,242	\$ 6,886	\$ 99,102	\$ 7,860	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Electric Utility Services							
48	Utility-Fountains	\$ 1,185	\$ 2,844	\$ 2,500	\$ 2,500	\$ 2,900	\$ 400	
49	Stormwater Control							
50	Aquatic Maintenance	\$ 4,083	\$ 9,799	\$ 5,220	\$ 5,220	\$ 5,220	\$ -	As per agreement with Solitude \$ 435.00 per month.
51	Fountain Service Repairs & Maintenance	\$ 2,233	\$ 5,359	\$ 6,544	\$ 6,544	\$ 1,592	\$ (4,952)	Fountain Maintenance \$ 134.00 per quarter, Aerator Maintenance \$ 264.00 per quarter.
52	Lake/Pond Bank Maintenance	\$ 1,305	\$ 3,132	\$ 42,083	\$ 42,083	\$ 42,083	\$ -	
53	Mitigation Area Monitoring & Maintenance	\$ 5,550	\$ 13,320	\$ 10,026	\$ 10,026	\$ 13,280	\$ 3,254	4 Maintenance Events @ \$ 2, 495.00 each. Plus allowance for buffer plantings \$ 3, 300.00.
54	Aquatic Plant Replacement	\$ 777	\$ 1,865	\$ 711	\$ 711	\$ 700	\$ (11)	
55	Stormwater System Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
56	Other Physical Environment							

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
57	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 131	\$ 2,475	\$ 2,475	\$ 2,344	As per estimate provided by Egis
58	Property Insurance	\$ 119	\$ 119	\$ 2,475	\$ 131	\$ 131	\$ (2,344)	As per estimate provided by Egis
59								
60	Field Operations Subtotal	\$ 17,502	\$ 38,688	\$ 72,190	\$ 72,190	\$ 70,881	\$ (1,309)	
61								
62	Contingency for County TRIM Notice							
63								
64	TOTAL EXPENDITURES	\$ 58,081	\$ 121,844	\$ 163,432	\$ 79,076	\$ 169,983	\$ 6,551	
65								
66	EXCESS OF REVENUES OVER EXPENDITURES	\$ 105,610	\$ 41,958	\$ -	\$ 79,446	\$ -	\$ -	

Proposed Budget
Catalina at Winkler Preserve Community Development District
Reserve Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
REVENUES							
Interest Earnings							
Interest Earnings	90	\$ 216	0	\$ 216	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 27,100	\$ 27,100	\$ 27,100	\$ -	\$ 27,778	\$ 678	Increase as per Reserve Study Recommendations
TOTAL REVENUES	\$ 27,190	\$ 27,100	\$ 27,100	\$ -	\$ 27,778	\$ 678	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 27,190	\$ 27,100	\$ 27,100	\$ -	\$ 27,778	\$ 678	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
EXPENDITURES							
Contingency							
Capital Reserves	\$ -	\$ -	\$ 27,100	\$ 27,100	\$ 27,778	\$ 678	
TOTAL EXPENDITURES	\$ -	\$ -	\$ 27,100	\$ 27,100	\$ 27,778	\$ 678	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 27,190	\$ 27,100	\$ -	\$ 27,100	\$ -	\$ -	

Budget Template
Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2017	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$209,035.20	\$209,035.20
TOTAL REVENUES	\$209,035.20	\$209,035.20
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$209,035.20	\$209,035.20
Administrative Subtotal	\$209,035.20	\$209,035.20
TOTAL EXPENDITURES	\$209,035.20	\$209,035.20
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts: 4.0%

Gross assessments \$217,745.00

Notes:

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

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

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$197,761.00
⁽¹⁾ Lee County 4.0% Collection Cost:	\$8,240.04
⁽¹⁾ Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$408.90
2019/2020 Total:	<u>\$206,409.94</u>

2018/2019	\$190,532.00
2019/2020	\$197,761.00
Total Difference:	<u>\$7,229.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2018/2019</u>	<u>2019/2020</u>	<u>\$</u>	<u>%</u>
Series 2017 Debt Service - Single Fami	\$791.80	\$791.80	\$0.00	0.00%
Operations/Maintenance - Single Famil	\$705.25	\$731.95	\$26.70	3.79%
Total	<u>\$1,497.05</u>	<u>\$1,523.75</u>	<u>\$26.70</u>	<u>1.78%</u>

⁽¹⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$197,761.00
EARLY PAYMENT DISCOUNT	4.0%	\$8,240.04
⁽⁵⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		\$408.90
TOTAL O&M ASSESSMENT		<u>\$206,409.94</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE</u> ^{(1) (2)}		<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ^{(4) (5)}
				<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>			
SINGLE FAMILY	282	275	1.00	282.00	100.00%	\$206,409.94	\$731.95	\$791.80	\$1,523.75
	<u>282</u>	<u>275</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$206,409.94</u>			
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):						<u>(\$8,648.94)</u>			
Net Revenue to be Collected						<u>\$197,761.00</u>			

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

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

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

⁽⁴⁾ Annual assessment that will appear on November 2019 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.

⁽⁵⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.