

**This space reserved for use by the Clerk of
the Circuit Court**

**This Instrument Prepared by
and return to:**

**Catalina at Winkler Preserve Community Development District
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE CATALINA AT WINKLER PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Board of Supervisors¹

Catalina at Winkler Preserve Community Development District

Jonathan Pentecost
Chairman

Elizabeth Galloway
Assistant Secretary

Christian Gausman
Vice Chairman

Molly Syvret
Assistant Secretary

James Ratz
Assistant Secretary

**Rizzetta & Company, Inc..
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
(813)933-5571**

District records are on file at the offices of Rizzetta and Company, Inc. and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of January 1, 2008.

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**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The following information is provided to give you a description of the Catalina at Winkler Preserve Community Development District's ("District") services and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of the master stormwater/surface water management system and its maintenance and construction and/or acquisition of the water distribution system and wastewater collection system.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Catalina at Winkler Preserve Community Development District and the assessments, fees and charges that are expected to be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 111.27 acres of land located entirely within the jurisdictional boundaries of the Lee County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide and maintain
and how are the improvements paid for?**

The District is comprised of approximately 111.27 acres located entirely within Lee County, Florida. The public infrastructure necessary to support the District's development program includes, but is not limited to: master stormwater/surface water management system, water distribution system and wastewater collection system. Each of these infrastructure improvements is more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report dated October 18, 2005, as amended, (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District. Copies of the Improvement Plan are available for review in the District's public records.

These public infrastructure improvements will be funded in part by the District's sale of bonds. On November 14, 2005, the Circuit Court of the Twentieth Judicial Circuit of the State of Florida, in and for Lee County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$8,000,000 in Special Assessment Bonds for infrastructure needs of the District. On December 16, 2005, the District issued its first series of bonds for purposes of financing construction and acquisition costs of infrastructure improvements. On that date, the District issued Catalina at Winkler Preserve Community Development District, Special Assessment Bonds, Series 2005, in the amount of \$3,560,000 (the "Series 2005 Bonds"). Proceeds of the Series 2005 Bonds will be used to finance a portion of the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

Drainage, Water Management Improvements and Environmental Features

The District will acquire a water management system which will consist of excavated stormwater lakes, culverts, inlets, and water control structures as well as restoration and preservation of jurisdictional wetlands. The water management facilities will consist of approximately 23.6 acres of lakes with an interconnected pipe system. Stormwater runoff from the areas within the project will be routed to the stormwater management system for water quality treatment and attenuation. The District will own, operate and maintain the drainage and water management facilities.

Water Distribution System / Wastewater Collection System

The District will acquire utilities within the District which will consist of potable water and wastewater lines. The water and wastewater systems will be designed and constructed in accordance with Florida Department of Environmental Protection and Lee County Health and Rehabilitative Services standards. Following the construction of these facilities, the District will dedicate the facilities to Lee County Utilities for ownership, operation and maintenance responsibilities. The potable water facilities will include both transmission and distribution lines along with the necessary valving, fire hydrants and the wastewater facilities will include gravity collection mains with a pump

station and force main.

Assessments, Fees and Charges

The bonds, and the interest due thereon, are to be payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's improvements. The assessments on platted lots are expected to be billed in the same manner as are county ad valorem taxes. The current annual debt assessment for a platted lot is \$950.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods, that are authorized by Chapter 190, Florida Statutes.

Additional operations and maintenance assessments may be determined and calculated annually by the District's Board of Supervisors against all benefitted lands in the District. These assessments on platted lots will also be collected in the same manner as county ad valorem taxes and began being collected in 2006.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

Method of Collection

The District's debt and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Catalina at Winkler Preserve Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Catalina at Winkler Preserve Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or call (813) 933-5571.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 18 day of February, 2008, and recorded in the Official Records of Lee County, Florida.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Chairman

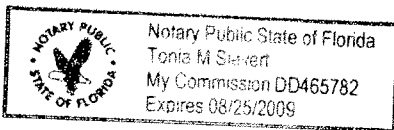
Witness

James Ratz
Witness
James Ratz
Print Name

Lesley C. Trow
Witness
LESLEY C TROW
Print Name

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 18 day of February, 2008, by Jonathan Pentecost, Chairman of the Catalina at Winkler Preserve Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



Tonia M Silver
Notary Public, State of Florida
Print Name: Tonia M Silver
Commission No.: DD465782
My Commission Expires: 8/25/09

Barraco
and Associates, Inc.

www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Section 10, Township 46 South, Range 24 East
Lee County, Florida

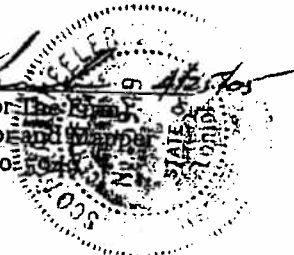
A tract or parcel of land lying in Section 10, Township 46 South, Range 24 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Northeast Corner of said Section 10 run $S01^{\circ}19'12''E$ along the East line of the Northeast Quarter (NE 1/4) of said Section 10 for 1,231.02 feet to the Northeast Corner of the Record Plat of Belle Meade as recorded in Plat Book 55, Page 47, Lee County records; thence run $S88^{\circ}44'24''W$ along the North line of said Record Plat for 1,290.25 feet; thence run $S88^{\circ}45'10''W$ still along said North line for 426.89 feet; thence run $N01^{\circ}14'50''W$ for 140.00 feet; thence run $N88^{\circ}45'10''E$ for 269.22 feet; thence run $N00^{\circ}57'53''W$ for 713.42 feet to a point of curvature; thence run northerly along an arc of curve to the left of radius 220.00 feet (delta $39^{\circ}31'16''$) (chord bearing $N20^{\circ}43'31''W$) (chord 148.76 feet) for 151.75 feet; thence run $N00^{\circ}57'53''W$ along a non-tangent line for 80.00 feet; thence run $S89^{\circ}02'07''W$ for 269.71 feet; thence run $N00^{\circ}57'53''W$ for 165.00 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 10; thence run $N89^{\circ}02'07''E$ along said North line for 1,760.96 feet to the POINT OF BEGINNING.

Containing 43.17 acres, more or less.

Bearings hereinabove mentioned are based on the North line of the Northeast Quarter (NE 1/4) of said Section 10 to bear $N89^{\circ}02'07''E$.

Scott A. Wheeler
Scott A. Wheeler (For The State)
Professional Surveyor and Mapper
Florida Certificate No. 10425



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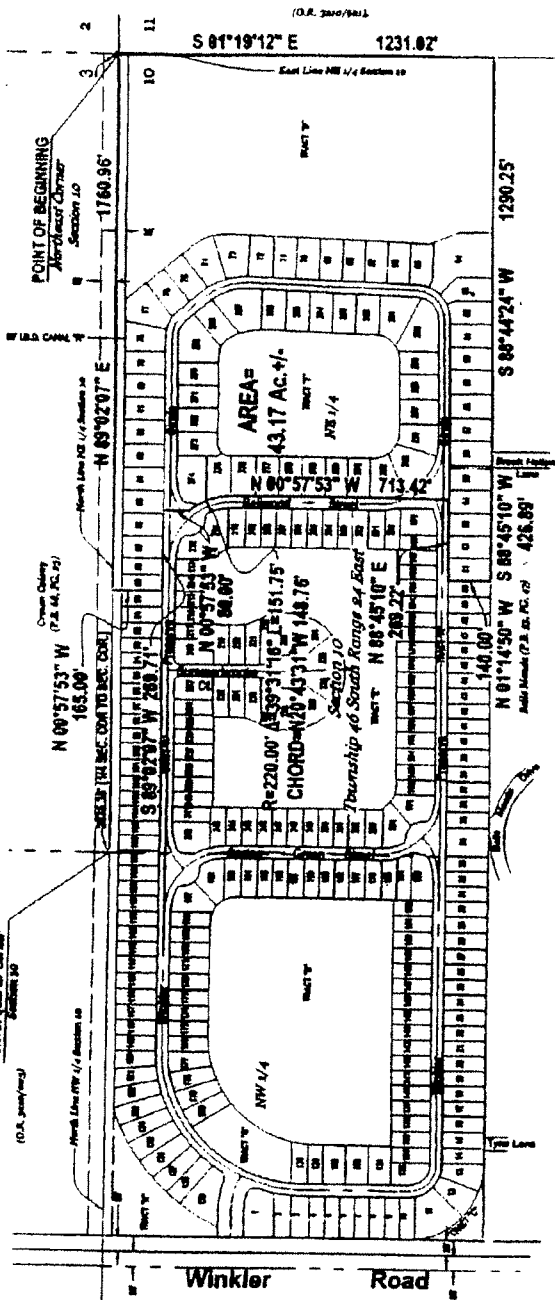
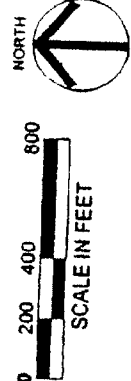
BALITACO
 Surveying & Mapping, Inc.
 1100 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1100
 Fax: (954) 561-1101
 www.balitaco.com

D.R. HORTON
 1100 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1100
 Fax: (954) 561-1101
 www.balitaco.com

WINKLER PRESERVE
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 Phone: (954) 561-1100
 Fax: (954) 561-1101
 www.balitaco.com



SECTION TO ACCOMPANY DESCRIPTION
 1 OF 2



- NOTES:
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. O.R. - DESCRIBES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 3. P.L. - DEEDS PAGE.
 4. D.A. - DEEDS PAGE.
 5. BEARING AND DISTANCE ARE BASED ON THE NORTH LINE OF SECTION 10 TO BEARINGS 0°00'00" E.
 6. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

SCOTT A. WHEELER FOR THE FIRM - LB-8849
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 12549

Scott A. Wheeler
 DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION


Parcel in
Section 10, Township 46 South, Range 24 East
Lee County, Florida

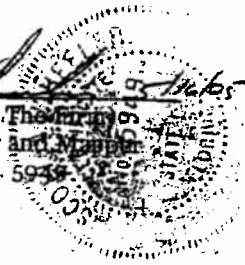
A tract or parcel of land lying in Section 10, Township 46 South, Range 24 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the North Quarter Corner of said Section 10 run N89°02'07"E along the North line of the Northeast Quarter (NE 1/4) of said Section 10 for 8.42 feet; thence run S00°57'53"E for 165.01 feet; thence run S19°50'56"W for 85.54 feet to a point on a non-tangent curve; thence run southerly along an arc of curve to the right of radius 220.00 feet (delta 39°31'30") (chord bearing S20°39'48"E) (chord 148.77 feet) for 151.77 feet to a point of tangency; thence run S00°54'02"E for 670.79 feet; thence run S20°24'34"W for 52.02 feet; thence run S01°14'50"E for 140.00 feet to an intersection with the North line of the Record Plat of Belle Meade as recorded in Plat Book 55, Page 47, Lee County records; thence run S88°45'10"W along the North line of said Record Plat for 1.85 feet; thence run S88°44'24"W still along said North line for 1,269.80 feet to an intersection with the east right of way line of Winkler Road (100' wide); thence run N01°17'21"W along said right of way line for 1,252.26 feet to and intersection with the North line of the Northwest Quarter (NW 1/4) of said Section 10; thence run N89°05'58"E along said North line for 1,269.57 feet to the POINT OF BEGINNING.

Containing 36.82 acres, more or less.

Bearings hereinabove mentioned are based on the North line of the Northwest Quarter (NW 1/4) of said Section 10 to bear N89°05'58"E.


Scott A. Wheeler (For The Firm)
Professional Surveyor and Planner
Florida Certificate No. 5939



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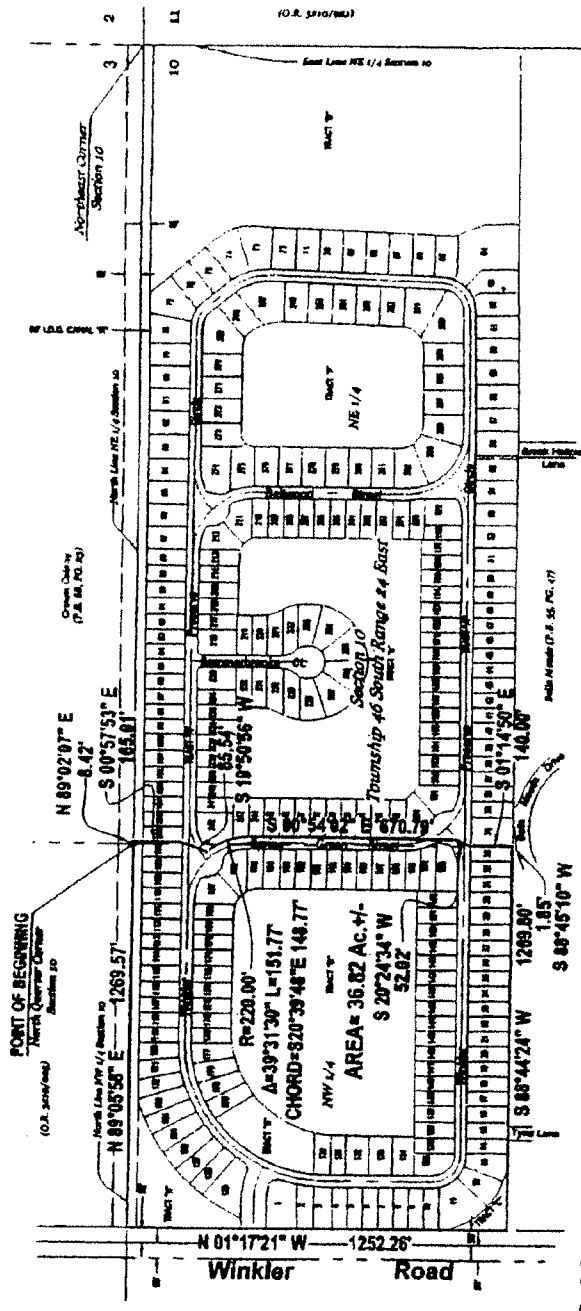
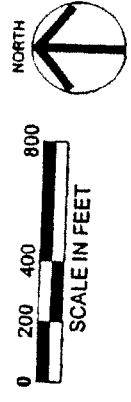
BRITACO
 Surveying & Mapping, Inc.
 10000 N.W. 11th Street, Suite 100
 Fort Lauderdale, FL 33322
 Phone: (954) 571-1100
 Fax: (954) 571-1101
 Website: www.britaco.com

D.R. HORTON

WINKLER PRESERVE



SKETCH TO ACCOMPANY DESCRIPTION
 SHEET NO. 1 OF 2



THIS IS NOT A SURVEY

SCOTT A. WHEELER FOR THE FIRM - (E-8980)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3948

DATE SKINNED: 1/15/01

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- NOTES:**
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 3. P.C. - DENOTES PAGE.
 4. D.R. - DENOTES DEED BOOK, LEE COUNTY PUBLIC RECORDS.
 5. BEARINGS AS SHOWN ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10 TO BEAR N 89°05'30" E.
 6. DESCRIPTION IS ATTACHED.

DESCRIPTION


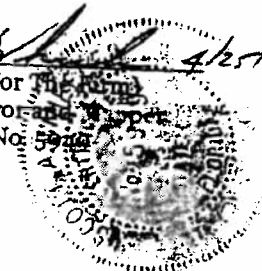
Parcel in
Section 10, Township 46 South, Range 24 East
Lee County, Florida

A tract or parcel of land lying in Section 10, Township 46 South, Range 24 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

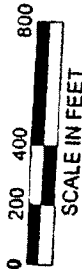
Commencing at the Northeast Corner of said section 10 run S89°02'07"W along the North line of the Northeast Quarter (NE 1/4) of said Section 10 for 1,760.96 feet to the POINT OF BEGINNING.

From said Point of Beginning run S00°57'53"E for 165.00 feet; thence run N89°02'07"E for 269.71 feet; thence run S00°57'53"E for 80.00 feet to a point on a non-tangent curve; thence run southerly along an arc of curve to the right of radius 220.00 feet (delta 39°31'16") (chord bearing S20°43'31"E) (chord 148.76 feet) for 151.75 feet to a point of tangency; thence run S00°57'53"E for 713.42 feet; thence run S88°45'10"W for 269.22 feet; thence run S01°14'50"E for 140.00 feet to an intersection with the North line of the Record Plat of Belle Meade as recorded in Plat Book 55, Page 47, Lee County records; thence run S88°45'10"W along said North line for 916.75 feet; thence run N01°14'50"W for 140.00 feet; thence run N20°24'34"E for 52.02 feet; thence run N00°54'02"W for 670.79 feet to a point of curvature; thence run northerly along an arc of curve to the left of radius 220.00 feet (delta 39°31'30") (chord bearing N20°39'48"W)(chord 148.77 feet) for 151.77 feet; thence run N19°50'56"E along a non-tangent line for 85.54 feet; thence run N00°57'53"W for 165.01 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 10; thence run N89°02'07"E along said North line for 866.00 feet to the POINT OF BEGINNING.
Containing 31.28 acres, more or less.

Bearings hereinabove mentioned are based on the North line of the Northeast Quarter (NE 1/4) of said Section 10 to bear N89°02'07"E.


Scott A. Wheeler (For The Firm)
Professional Surveyor and Planner
Florida Certificate No. 59200


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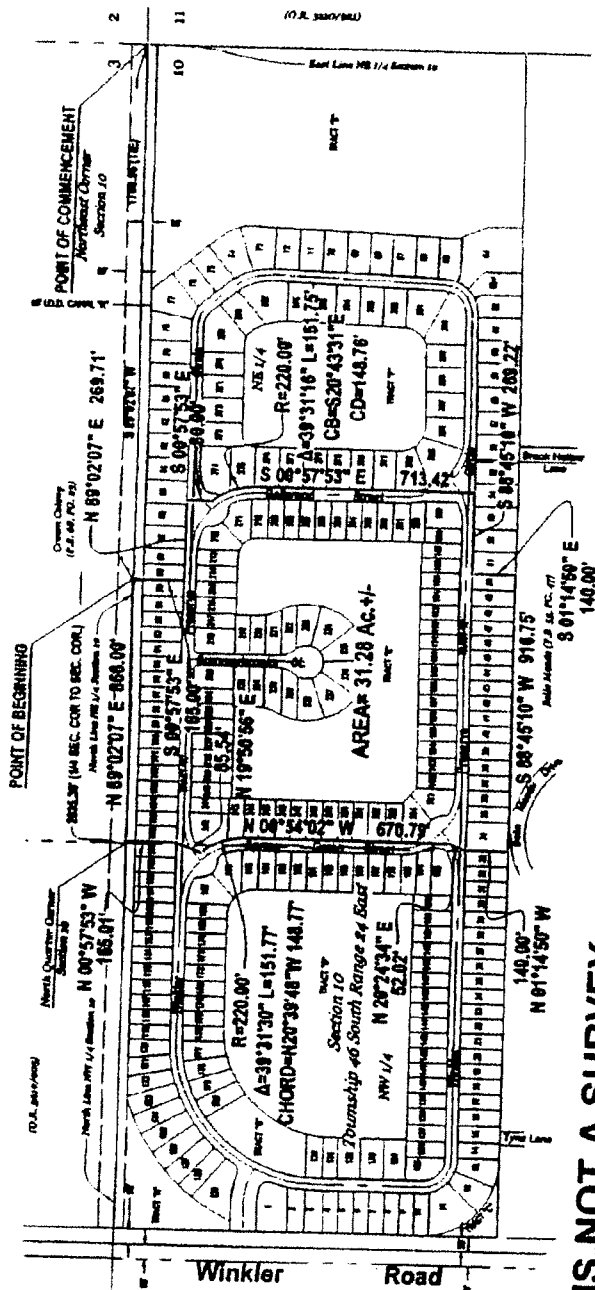
Barraco
Professional Surveyors, Inc.
10000 N. US Highway 1
Suite 100
Tampa, Florida 33610
Phone: (813) 973-1111
Fax: (813) 973-1112
www.barracosurveyors.com

D.R. HORTON

WINKLER PRESERVE



SECTION TO ACCOMPANY DESCRIPTION
DATE: 10/1/11



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.R. DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. P.C. DENOTES PEG.
4. D.M. DENOTES DEED BOOK, LEE COUNTY PUBLIC RECORDS.
5. BEGINNING AS SHOWN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 TO BEAR N 89° 02' 07" E.
6. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

DATE SIGNED: 10/1/11
SCOTT A. WHEELER FOR THE FIRM - LB 4940
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 9948

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RECEIPT OF DISCLOSURE

I, Christian Gausman, of D.R. Horton, Inc., (“Developer”), hereby acknowledge receipt of the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Catalina at Winkler Preserve Community Development District (“District”). I certify, as representative of the Developer, that in accordance with Section 190.009, Florida Statutes, the District has furnished sufficient copies of this disclosure to the Developer.



(Name)

Division CFO, South Florida

(Title)

3/20/08

(Date)