



**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 11, 2022
6:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.winstontrailseastcdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
Recreation Center
5980 Winston Trails Boulevard
Lake Worth, Florida 33463
REGULAR BOARD MEETING
April 11, 2022
6:30 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 8, 2021 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION

STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper in issues dated: first date of Publication 10/01/2021 and last date of Publication 10/01/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

WINSTON TRAILS COMM DEV DIST
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

| | |
|-----------------------|------------|
| Invoice/Order Number: | 0000662073 |
| Ad Cost: | \$275.20 |
| Paid: | \$0.00 |
| Balance Due: | \$275.20 |

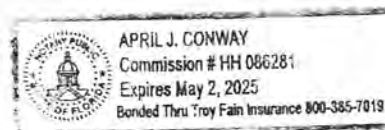
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 6th day of October, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

Invoice/Order Number: 0000662073
Ad Cost: \$275.20
Paid: \$0.00
Balance Due: \$275.20

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Winston Trails East Community Development District will hold Regular Meetings at 6:30 p.m. at the Recreation Center at 5980 Winston Trails Boulevard, Lake Worth, Florida 33463, on the following dates:

October 11, 2021
November 8, 2021
December 13, 2021
January 10, 2022
February 14, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT
www.winstontrailsseastcdd.org
10-1/2021

0000662073-01

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 8, 2021**

A. CALL TO ORDER

District Manager Jason Pierman called the November 8, 2021, Regular Board Meeting of the Winston Trails East Community Development District (the “District”) to order at 6:31 p.m. in the Recreation Center located at 5980 Winston Trails Boulevard, Lake Worth, Florida 33463.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 1, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman John Puleo and Supervisors Van Schoen and Debra Barreiro constituted a quorum and it was in order to proceed with the meeting.

Also in attendance was District Manager Jason Pierman of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 14, 2021, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the June 14, 2021, Public Hearing & Regular Board Meeting and asked if there were any questions or comments.

There being none, a **motion** was made by Mr. Schoen, seconded by Mr. Puleo and unanimously passed approving the minutes of the June 14, 2021, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget

Resolution No. 2021-05 was presented, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Barreiro, seconded by Mr. Puleo and passed unanimously adopting Resolution No. 2021-05, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would likely be held on April 11, 2022.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Puleo, seconded by Mr. Schoen and unanimously passed to adjourn the Regular Board Meeting at 6:34 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Winston Trails East Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 13, 2022 at 6:30 p.m. in the Conference Room of the Recreation Center, 5980 Winston Trails Boulevard, Lake Worth, Florida 33463, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of April, 2022.

ATTEST:

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Winston Trails (East)
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2022/2023 BUDGET |
|--------------------------------------|---|
| REVENUES | |
| O & M Assessments | 58,670 |
| Debt Assessments | 241,940 |
| Other Revenues | 0 |
| Interest Income | 120 |
| TOTAL REVENUES | \$ 300,731 |
| EXPENDITURES | |
| Supervisor Fees | 4,000 |
| Payroll Taxes (Employer) | 320 |
| Engineering/Inspections | 2,500 |
| Management | 18,000 |
| Legal | 1,800 |
| Assessment Roll | 5,000 |
| Audit Fees | 3,500 |
| Insurance | 6,000 |
| Legal Advertisements | 1,000 |
| Miscellaneous | 700 |
| Postage | 200 |
| Office Supplies | 325 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 5,100 |
| Website Management | 2,000 |
| Contingency | 4,650 |
| TOTAL EXPENDITURES | \$ 55,270 |
| REVENUES LESS EXPENDITURES | \$ 245,461 |
| Payment To Trustee | (227,424) |
| BALANCE | \$ 18,036 |
| County Appraiser & Tax Collector Fee | (6,012) |
| Discounts For Early Payments | (12,024) |
| EXCESS/ (SHORTFALL) | \$ (0) |
| Carryover From Prior Year | 0 |
| NET EXCESS/ (SHORTFALL) | \$ (0) |

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2020/2021 ACTUAL | FISCAL YEAR 2021/2022 BUDGET | FISCAL YEAR 2022/2023 BUDGET | COMMENTS |
|--------------------------------------|---|---|---|--|
| REVENUES | | | | |
| O & M Assessments | 63,848 | 60,867 | 58,670 | Expenditures Less Interest & Carryover/.94 |
| Debt Assessments | 237,862 | 239,932 | 241,940 | Payment To Trustee/.94 |
| Other Revenues | 0 | 0 | 0 | |
| Interest Income | 155 | 120 | 120 | Projected At \$10.00 Per Month |
| TOTAL REVENUES | \$ 301,865 | \$ 300,919 | \$ 300,731 | |
| EXPENDITURES | | | | |
| Supervisor Fees | 2,800 | 4,000 | 4,000 | No Change From 2021/2022 Budget |
| Payroll Taxes (Employer) | 214 | 320 | 320 | Projected At 8% Of Supervisor Fees |
| Engineering/Inspections | 2,168 | 2,500 | 2,500 | No Change From 2021/2022 Budget |
| Management | 18,000 | 18,000 | 18,000 | As Per Contract |
| Legal | 745 | 2,000 | 1,800 | \$200 Decrease From 2021/2022 Budget |
| Assessment Roll | 5,000 | 5,000 | 5,000 | As Per Contract |
| Audit Fees | 3,300 | 3,400 | 3,500 | Accepted Amount For 2021/2022 Audit |
| Insurance | 5,513 | 6,000 | 6,000 | Insurance Estimate |
| Legal Advertisements | 784 | 1,000 | 1,000 | No Change From 2021/2022 Budget |
| Miscellaneous | 394 | 725 | 700 | \$25 Decrease From 2021/2022 Budget |
| Postage | 60 | 225 | 200 | \$25 Decrease From 2021/2022 Budget |
| Office Supplies | 190 | 350 | 325 | \$25 Decrease From 2021/2022 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2021/2022 Budget |
| Trustee Fee | 5,100 | 5,100 | 5,100 | No Change From 2021/2022 Budget |
| Website Management | 2,000 | 2,000 | 2,000 | No Change From 2021/2022 Budget |
| Contingency | 0 | 6,540 | 4,650 | Contingency |
| TOTAL EXPENDITURES | \$ 46,443 | \$ 57,335 | \$ 55,270 | |
| REVENUES LESS EXPENDITURES | \$ 255,422 | \$ 243,584 | \$ 245,461 | |
| Payment To Trustee | (226,633) | (225,536) | (227,424) | 2023 Principal & Interest Payments Less Interest |
| BALANCE | \$ 28,789 | \$ 18,048 | \$ 18,036 | |
| County Appraiser & Tax Collector Fee | (2,282) | (6,016) | (6,012) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (11,360) | (12,032) | (12,024) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 15,147 | \$ 0 | \$ (0) | |
| Carryover From Prior Year | 0 | 0 | 0 | Carryover Balance From Prior Years |
| NET EXCESS/ (SHORTFALL) | \$ 15,147 | \$ 0 | \$ (0) | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2020/2021 ACTUAL | FISCAL YEAR 2021/2022 BUDGET | FISCAL YEAR 2022/2023 BUDGET | COMMENTS |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| Interest Income | 8 | 25 | 25 | Projected Interest For FY 2022/2023 |
| NAV Tax Collection | 226,633 | 225,631 | 227,424 | 2023 Principal & Interest Payments Less Interest |
| Total Revenues | \$ 226,641 | \$ 225,656 | \$ 227,449 | |
| EXPENDITURES | | | | |
| Principal Payments | 155,000 | 165,000 | 175,000 | Principal Payment Due In 2023 |
| Interest Payments | 72,150 | 60,656 | 52,449 | Interest Payments Due In 2023 |
| Total Expenditures | \$ 227,150 | \$ 225,656 | \$ 227,449 | |
| Excess/ (Shortfall) | \$ (510) | \$ - | \$ - | |

Series 2008 Refunding Bonds Information

| | | | |
|---------------------------|----------------|---------------------------------|------------------------|
| Original Par Amount = | \$2,890,000 | Annual Principal Payments Due = | May 1st |
| Interest Rate = | 4.76% | Annual Interest Payments Due = | May 1st & November 1st |
| Issue Date = | September 2008 | | |
| Maturity Date = | May 2028 | | |
| Par Amount As Of 1/1/22 = | \$1,340,000 | | |

**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

| | Fiscal Year 2019/2020 Assessment* | Fiscal Year 2020/2021 Assessment* | Fiscal Year 2021/2022 Assessment* | Fiscal Year 2022/2023 Projected Assessment* |
|---|---|---|---|---|
| Administrative For Fifty Foot Lots | \$ 118.92 | \$ 122.92 | \$ 117.51 | \$ 113.27 |
| <u>Debt For Fifty Foot Lots</u> | <u>\$ 362.01</u> | <u>\$ 357.87</u> | <u>\$ 361.74</u> | <u>\$ 364.76</u> |
| Total | \$ 480.93 | \$ 480.79 | \$ 479.25 | \$ 478.03 |
| | | | | |
| Administrative For Sixty Four Foot Lots | \$ 118.92 | \$ 122.92 | \$ 117.51 | \$ 113.27 |
| <u>Debt For Sixty Four Foot Lots</u> | <u>\$ 463.37</u> | <u>\$ 458.08</u> | <u>\$ 463.02</u> | <u>\$ 466.90</u> |
| Total | \$ 582.29 | \$ 581.00 | \$ 580.53 | \$ 580.17 |
| | | | | |
| Administrative For Sixty Five Foot Lots | \$ 118.92 | \$ 122.92 | \$ 117.51 | \$ 113.27 |
| <u>Debt For Sixty Five Foot Lots</u> | <u>\$ 470.61</u> | <u>\$ 465.24</u> | <u>\$ 470.26</u> | <u>\$ 474.19</u> |
| Total | \$ 589.53 | \$ 588.16 | \$ 587.77 | \$ 587.46 |
| | | | | |
| Administrative For Seventy Foot Lots | \$ 118.92 | \$ 122.92 | \$ 117.51 | \$ 113.27 |
| <u>Debt For Seventy Foot Lots</u> | <u>\$ 506.82</u> | <u>\$ 501.03</u> | <u>\$ 506.43</u> | <u>\$ 510.67</u> |
| Total | \$ 625.74 | \$ 623.95 | \$ 623.94 | \$ 623.94 |

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

| | |
|---------------------------|------------|
| Fifty Foot Lots | 98 |
| Sixty Four Foot Lots | 112 |
| Sixty Five Foot Lots | 80 |
| <u>Seventy Foot Homes</u> | <u>228</u> |
| Total Units | 518 |

64 Foot Lots Information

| | |
|--------------------|----------|
| Total Units | 112 |
| <u>Prepayments</u> | <u>1</u> |
| Billed For Debt | 111 |

Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% Discount for early payment of taxes.