



**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 10, 2025
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
March 10, 2025
6:30 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Reappoint Board Members
- E. Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. September 9, 2024 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
 - 2. Consider Selection of District Engineer
- L. Administrative Matters
- M. Board Member Comments
- N. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Winston Trails Comm Dev Dist
Winston Trails Comm Dev Dist
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

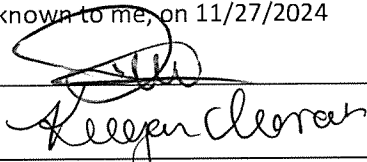
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11/27/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/27/2024

Legal Clerk



Notary, State of WI, County of Brown

21428

My commission expires

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KEEGAN MORAN
Notary Public
State of Wisconsin

WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2024/2025
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 5900 Winston
Trails Boulevard, Lake Worth,
Florida 33463, on the following
dates:

- December 9, 2024
- January 13, 2025
- February 10, 2025
- March 10, 2025
- April 14, 2025
- May 12, 2025
- June 9, 2025
- July 14, 2025
- August 11, 2025
- September 8, 2025

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 ensure 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 meetings.

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

WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
www.winstontrailseastcdd.org
November 27, 2024 10791965

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2024**

A. CALL TO ORDER

District Manager Jason Pierman called the September 9, 2024, Regular Board Meeting of the Winston Trails East Community Development District (the “District”) to order at 6:30 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 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Vice Chairman Charles “Randy” Palo and Supervisors Debra Barreiro and Van Schoen 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 10, 2024, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the June 10, 2024, 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 Ms. Barreiro and unanimously passed approving the minutes of the June 10, 2024, 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. 2024-04 – Goals and Objectives

Resolution No. 2024-04 was presented, entitled:

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Schoen, seconded by Mr. Palo and passed unanimously adopting Resolution No. 2024-04, as presented.

2. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. Pierman presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Mr. Schoen, seconded by Ms. Barreiro and passed unanimously adopting Resolution No. 2024-05, as presented.

Mr. Pierman recessed the Regular Board Meeting and opened the meeting of the Auditor Selection Committee.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Pierman explained that, at this time, it was in order for the Board to convene as the Auditor Selection Committee to review the results of the auditor selection criteria from the responding firms.

Mr. Pierman noted that Grau & Associates was the only proposal received.

A **motion** was made by Mr. Palo, seconded by Ms. Barreiro and unanimously passed to recommend Grau & Associates, and closed the Auditor Selection Committee and reconvened the Regular Board Meeting.

Sitting as the Board, a **motion** was made by Mr. Palo, seconded by Ms. Barreiro and unanimously passed accepting the recommendation of the Auditor Selection Committee and directing staff to enter into negotiations with Grau & Associates.

J. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would be held in March or April and would include the proposed budget.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Barreiro, seconded by Mr. Schoen and unanimously passed adjourning the Regular Board Meeting at 6:37 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 12, 2025 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 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of March, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	60,261
Debt Assessments	236,212
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 297,673
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	3,000
Management	18,000
Legal	2,000
Assessment Roll	5,000
Audit Fees	3,400
Insurance	7,400
Legal Advertisements	1,500
Miscellaneous	800
Postage	150
Office Supplies	300
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	4,700
TOTAL EXPENDITURES	\$ 57,845
REVENUES LESS EXPENDITURES	\$ 239,828
Payment To Trustee	(222,039)
BALANCE	\$ 17,789
County Appraiser & Tax Collector Fee	(5,929)
Discounts For Early Payments	(11,860)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	61,826	60,920	60,261	Expenditures Less Interest & Carryover/.94
Debt Assessments	237,922	238,311	236,212	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	8,274	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 308,022	\$ 299,831	\$ 297,673	
EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	230	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,199	3,000	3,000	No Change From 2024/2025 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	888	2,000	2,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,600	3,700	3,400	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	1,523	1,000	1,500	\$500 Increase From 2024/2025 Budget
Miscellaneous	771	700	800	\$100 Increase From 2024/2025 Budget
Postage	67	175	150	\$25 Decrease From 2024/2025 Budget
Office Supplies	161	325	300	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Contingency	0	5,270	4,700	Contingency
TOTAL EXPENDITURES	\$ 49,308	\$ 57,865	\$ 57,845	
REVENUES LESS EXPENDITURES	\$ 258,714	\$ 241,966	\$ 239,828	
Payment To Trustee	(226,759)	(224,012)	(222,039)	2026 Principal & Interest Payments Less Interest
BALANCE	\$ 31,955	\$ 17,954	\$ 17,789	
County Appraiser & Tax Collector Fee	(1,650)	(5,985)	(5,929)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,182)	(11,969)	(11,860)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,123	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 19,123	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,493	940	2,000	Projected Interest For FY 2025/2026
NAV Tax Collection	226,759	224,012	222,039	2026 Principal & Interest Payments Less Interest
Total Revenues	\$ 234,252	\$ 224,952	\$ 224,039	
EXPENDITURES				
Principal Payments	180,000	190,000	200,000	Principal Payment Due In 2026
Interest Payments	48,393	34,952	24,039	Interest Payments Due In 2026
Total Expenditures	\$ 228,393	\$ 224,952	\$ 224,039	
Excess/ (Shortfall)	\$ 5,859	\$ -	\$ -	

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 1/1/25 =	\$820,000		

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

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Fifty Foot Lots</u>	<u>\$ 364.76</u>	<u>\$ 359.21</u>	<u>\$ 360.00</u>	<u>\$ 357.45</u>
Total	\$ 478.03	\$ 477.95	\$ 477.61	\$ 473.79
Administrative For Sixty Four Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 466.90</u>	<u>\$ 459.79</u>	<u>\$ 460.80</u>	<u>\$ 456.75</u>
Total	\$ 580.17	\$ 578.53	\$ 578.41	\$ 573.09
Administrative For Sixty Five Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 474.19</u>	<u>\$ 466.98</u>	<u>\$ 468.00</u>	<u>\$ 463.84</u>
Total	\$ 587.46	\$ 585.72	\$ 585.61	\$ 580.18
Administrative For Seventy Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Seventy Foot Lots</u>	<u>\$ 510.67</u>	<u>\$ 502.90</u>	<u>\$ 504.00</u>	<u>\$ 499.31</u>
Total	\$ 623.94	\$ 621.64	\$ 621.61	\$ 615.65

* 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

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

64 Foot Lots Information

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

65 Foot Lots Information

Total Units	80
<u>Prepayments</u>	<u>1</u>
Billed For Debt	79