



**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 9, 2026
6:30 P.M.**

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

www.winstontrails eastcdd.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 9, 2026
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. September 8, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. 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

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

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 11/24/2025
WPB palmbeachpost.com 11/24/2025

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 11/24/2025



Legal Clerk



Notary, State of Wisconsin, County of Brown
9-3-24

My commission expires

Publication Cost: \$243.02
Tax Amount: \$0.00
Payment Cost: \$243.02
Order No: 11849865 # of Copies: 1
Customer No: 730585
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2025/2026
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:

- December 8, 2025
- January 12, 2026
- February 9, 2026
- March 9, 2026
- April 13, 2026
- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 2026

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

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT**
www.winstontrails eastcdd.org
No. 11849865 Nov. 24, 2025



**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 8, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the September 8, 2025, Regular Board Meeting of the Winston Trails East Community Development District (the “District”) to order at 6:34 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 November 27, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Vice Chairman Charles “Randy” Palo and Supervisors Van Schoen, Debra Barreiro and Pedro Raphael 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. May 12, 2025, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the May 12, 2025, Public Hearing & Regular Board Meeting and asked if there were any questions or comments.

There being none, a **motion** was made by Ms. Barreiro, seconded by Mr. Schoen and unanimously passed approving the minutes of May 12, 2025, 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. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Barreiro, seconded by Mr. Schoen and unanimously passed adopting Resolution No. 2025-04, as presented.

2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report

Resolution No. 2025-05 was presented, entitled:

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF 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 unanimously passed adopting Resolution No. 2025-05, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting was scheduled for March 9, 2026.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Barreiro, seconded by Mr. Raphael and unanimously passed adjourning the Regular Board Meeting at 6:38 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 9th day of March, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	60,212
Debt Assessments	236,212
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 297,744
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	3,500
Insurance	7,900
Legal Advertisements	1,400
Miscellaneous	900
Postage	125
Office Supplies	275
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	4,225
TOTAL EXPENDITURES	\$ 57,920
REVENUES LESS EXPENDITURES	\$ 239,824
Payment To Trustee	(222,039)
BALANCE	\$ 17,785
County Appraiser & Tax Collector Fee	(5,928)
Discounts For Early Payments	(11,857)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	61,173	60,261	60,212	Expenditures Less Interest & Carryover/.94
Debt Assessments	238,426	236,212	236,212	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	7,023	1,200	1,320	Projected At \$110 Per Month
TOTAL REVENUES	\$ 306,622	\$ 297,673	\$ 297,744	
EXPENDITURES				
Supervisor Fees	2,200	4,000	4,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	168	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,925	3,000	3,000	No Change From 2025/2026 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	576	2,000	2,000	No Change From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	648	1,500	1,400	\$100 Decrease From 2025/20265 Budget
Miscellaneous	906	800	900	\$100 Increase From 2025/2026 Budget
Postage	32	150	125	\$25 Decrease From 2025/2026 Budget
Office Supplies	175	300	275	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Contingency	0	4,700	4,225	Contingency
TOTAL EXPENDITURES	\$ 48,063	\$ 57,845	\$ 57,920	
REVENUES LESS EXPENDITURES	\$ 258,559	\$ 239,828	\$ 239,824	
Payment To Trustee	(227,245)	(222,039)	(222,039)	2027 Principal & Interest Payments Less Interest
BALANCE	\$ 31,314	\$ 17,789	\$ 17,785	
County Appraiser & Tax Collector Fee	(1,583)	(5,929)	(5,928)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,184)	(11,860)	(11,857)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 18,547	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 18,547	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,633	2,000	3,604	Projected Interest For FY 2026/2027
NAV Tax Collection	227,245	222,039	222,039	2027 Principal & Interest Payments Less Interest
Total Revenues	\$ 232,878	\$ 224,039	\$ 225,643	
EXPENDITURES				
Principal Payments	190,000	200,000	210,000	Principal Payment Due In 2027
Interest Payments	39,574	24,039	15,643	Interest Payments Due In 2027
Total Expenditures	\$ 229,574	\$ 224,039	\$ 225,643	
Excess/ (Shortfall)	\$ 3,304	\$ -	\$ -	

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 1/1/26 =	\$630,000		

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

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 118.74	\$ 117.61	\$ 116.34	\$ 116.25
<u>Debt For Fifty Foot Lots</u>	\$ 359.21	\$ 360.00	\$ 357.45	\$ 357.45
Total	\$ 477.95	\$ 477.61	\$ 473.79	\$ 473.70
Administrative For Sixty Four Foot Lots	\$ 118.74	\$ 117.61	\$ 116.34	\$ 116.25
<u>Debt For Sixty Four Foot Lots</u>	\$ 459.79	\$ 460.80	\$ 456.75	\$ 456.75
Total	\$ 578.53	\$ 578.41	\$ 573.09	\$ 573.00
Administrative For Sixty Five Foot Lots	\$ 118.74	\$ 117.61	\$ 116.34	\$ 116.25
<u>Debt For Sixty Five Foot Lots</u>	\$ 466.98	\$ 468.00	\$ 463.84	\$ 463.84
Total	\$ 585.72	\$ 585.61	\$ 580.18	\$ 580.09
Administrative For Seventy Foot Lots	\$ 118.74	\$ 117.61	\$ 116.34	\$ 116.25
<u>Debt For Seventy Foot Lots</u>	\$ 502.90	\$ 504.00	\$ 499.31	\$ 499.31
Total	\$ 621.64	\$ 621.61	\$ 615.65	\$ 615.56

* 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