



**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 29, 2026
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
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AGENDA
WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
Recreation Center
5980 Winston Trails Boulevard
Lake Worth, Florida 33463
REGULAR BOARD MEETING & PUBLIC HEARING
June 29, 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. March 9, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 12
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-06-16

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Winston Trails East Community Development District

The Board of Supervisors (the Board) of the Winston Trails East Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on June 29, 2026, at 6:30 p.m., or as soon thereafter as the meeting can be heard, at the Winston Trails Recreation Center located at 5980 Winston Trails Boulevard, Lake Worth, Florida 33463.

The purpose of the Public Hearing is to receive public comment on the Proposed Fiscal Year 2026/2027 Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the Districts website (www.winstontrailseastcdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Winston Trails East Community Development District

www.winstontrailseastcdd.org

June 9, 16, 202612383718

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 9, 2026**

A. CALL TO ORDER

District Manager Jason Pierman called the March 9, 2026, Regular Board Meeting of the Winston Trails East Community Development District (the “District”) to order at 6:32 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 24, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman John Puleo 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. September 8, 2026, Regular Board Meeting

Mr. Pierman presented the minutes of the September 8, 2025, 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 September 8, 2025 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. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

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.

A **motion** was made by Mr. Schoen, seconded by Ms. Barreiro and unanimously passed adopting Resolution No. 2026-01, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board that they must complete their Form 1 prior to the July 1st deadline. He also noted that the next meeting would take place on June 29th.

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 Mr. Puleo, seconded by Mr. Schoen and unanimously passed adjourning the Regular Board Meeting at 6:36 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2026-06-16

Subcategory
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and Regular Board Meeting of the
Winston Trails East Community Development District

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Winston Trails East Community Development District

www.winstontrailseastcdd.org

June 9, 16, 202612383718

RESOLUTION NO. 2026-02

A RESOLUTION OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Winston Trails East Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 29th day of June, 2026.

ATTEST:

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Winston Trails (East)
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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FINAL 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 FINAL 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 FINAL 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>	<u>\$ 359.21</u>	<u>\$ 360.00</u>	<u>\$ 357.45</u>	<u>\$ 357.45</u>
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>	<u>\$ 459.79</u>	<u>\$ 460.80</u>	<u>\$ 456.75</u>	<u>\$ 456.75</u>
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>	<u>\$ 466.98</u>	<u>\$ 468.00</u>	<u>\$ 463.84</u>	<u>\$ 463.84</u>
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>	<u>\$ 502.90</u>	<u>\$ 504.00</u>	<u>\$ 499.31</u>	<u>\$ 499.31</u>
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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Winston Trails East Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 29th day of June, 2026.

ATTEST:

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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:

**November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 2027**

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.

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

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PUBLISH: THE PALM BEACH POST