



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 15, 2023
1:00 P.M.**

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

www.windingcypresscdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
Clubhouse at Winding Cypress
7180 Winding Cypress Drive
Naples, Florida 34114
REGULAR BOARD MEETING & PUBLIC HEARING
August 15, 2023
1:00 p.m.

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WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (**“Board”**) for the Winding Cypress Community Development District (**“District”**) will hold the following two public hearings and a regular meeting:

DATE:

TIME:

LOCATION:

August 15, 2023

1:00 p.m.

Clubhouse at Winding Cypress
7180 Winding Cypress Drive
Naples, Florida 34114

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**“Fiscal Year 2023/2024”**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**“O&M Assessments”**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted Lot	1	1	\$794.99

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Collier County (**“County”**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 (**“District Manager’s Office”**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michelle Krizen
District Manager



**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 29, 2023**

A. CALL TO ORDER

The June 29, 2023, Special Board Meeting of the Winding Cypress Community Development District (the “District”) was called to order at 1:01 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

Mr. Petrovsky welcomed the residents to the meeting, thanking them for their participation. He reminded the residents that the Board was a representation of the residents. The Board is listening and taking direction from the residents. Mr. Petrovsky proposed a new beginning to the meetings with the Pledge of Allegiance. This suggestion was applauded by the residents.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Special Board Meeting had been published in the *Naples Daily News* on June 21, 2023, as legally required.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Ms. Krizen administered the Oaths to Barbara Powell and Paul Ellwood. Ms. Willson reviewed the responsibilities and duties of Board Members.

E. REVIEW SUNSHINE AND PUBLIC RECORDS LAW

Ms. Willson provided an overview of the Sunshine and Public Records Laws materials sent to the Board Members from her office. Ms. Willson provided an opportunity for question. There were none at this time.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Alex Petrovsky	Present
Vice Chairman	Barbra Powell	Present
Supervisor	Scott Spitzer	Present
Supervisor	Patrick Cirello	Present
Supervisor	Paul Ellwood	Present

Also present were the following Staff members:

District Manager	Michelle Krizen	Special District Services, Inc.
District Manager	Todd Wodraska (who joined at 2:55 p.m.)	Special District Services, Inc.
District Counsel	Alyssa Willson (via phone)	Kutak Rock
District Engineer	Josh Evans (via phone)	JR Evans Engineering

Also present were the following:

Ben Messerschmidt- Epic Forensics and Engineering

Maxine Byrne	Sharon Mooke
Nick DePinto	Russ Glover
Ronnie Ashfaylo	Vince D’Andrea
Mike Kaufman	Lou Dupont
Leonard Boscia	Mike Brewer
Michael Merola	Kevin and Donna Dufour
Steve and Jayne Shedd	B.C. and Bonnie Bell
Michael Dyckman	J & D Margulies

G. CONSIDER RESOLUTION NO. 2023-10 – DESIGNATING OFFICERS

Resolution No. 2023-10 was presented, entitled:

RESOLUTION 2023-10

A RESOLUTION OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

Nominations were made for Alex Petrovsky and Barbara Powell to be Chair. A discussion ensued and the two shared their qualifications.

A **motion** was made by Mr. Cirello, seconded by Ms. Powell and passed unanimously designating Alex Petrovsky as Chair; Barbara Powell as Vice Chair; Michelle Krizen as Secretary and Treasurer; Scott Spitzer, Patrick Cirello and Paul Ellwood as Assistant Secretaries.

H. ADDITIONS OR DELETIONS TO AGENDA

The HOA requested that an Architectural Review Process be added to the agenda.

A resident requested that a Discussion on Iguana be added. Both items were added to the end of the meeting.

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

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

J. APPROVAL OF MINUTES

1. June 6, 2023, Regular Board Meeting

The June 6, 2023, Regular Board Meeting Minutes were presented for consideration.

K. OLD BUSINESS

1. Discussion Regarding Lake banks

There was a consensus of the Board to move this item to New Business.

L. NEW BUSINESS

1. Consider Resolution No. 2023-11 – Authorizing Electronic Approval and Check Signers

Since the Chairman remains the same, this item was not considered.

2. Discussion Regarding Memos from Scott Spitzer

Mr. Spitzer presented his Memos reviewing 5 law firms. Based on his review, he recommends Ball Janik LLP. This firm has four offices in Florida with 20 active lawsuits against Pulte. This firm will agree to an upfront contingency fee arrangement covering fees and costs with no interest charged. Ball Janik LLP will coordinate and pay for the engineering firm of Epic Forensic and Engineering.

Discussion ensued.

A resident asked for a summary of the issues or defects. Mr. Spitzer explained that there was a meeting with the South Florida Water Management District and pictures of the lake banks, erosion, slope and drop offs are out of compliance. There could possibly be another issue with the connectors. The District needs to have a complete inspection and another one from the state. Mr. Jensen recommends that the inspection take place before the rain, so the lake banks are visible. Mr. Bell questioned if this action was too soon since we are guessing at the issues and the money. It feels too fast to be a good idea.

Mr. Shed asked when the statute of limitations clock begins (permitting, completion, turnover)? Mr. Dyckman commented there were multiple issues and time was of the essence. Ms. Bell asked if the repairs would cost less than the \$250,000. Mr. Petrovsky stated that was not possible.

Mr. Spitzer explained that the District's best claim might be maintenance. The longer the District waits, the more it allows DiVosta to pass the responsibility.

After South Florida Water Management District completes the report, a copy will be sent to the permit holder. At this time it is believed to be DiVosta and Barron Collier. It is anticipated that DiVosta will invite the Board to send a representative (one Board Member) and District staff to a meeting to discuss the noncompliance and repairs. Ms. Powell asked if there was any way to have more than one Board Member at the meeting. Ms. Willson explained that due to the Sunshine Law that would not be permissible, unless South Florida Water Management and DiVosta are willing to hold it as a Workshop in Collier County.

- **Consider Resolution No. 2023-12 – Negotiation of Contracts, Subject to Board Review and Approval, for Special Legal Counsel and Special Engineering**

Resolution No. 2023-12 was presented, entitled:

RESOLUTION 2023-12

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE NEGOTIATION OF A CONTINGENCY FEES-BASED CONTRACT WITH BALL JANIK, LLP, SUBJECT TO BOARD OF SUPERVISOR REVIEW AND APPROVAL, AS SPECIAL LITIGATION COUNSEL, WHICH CONTRACT SHALL INCLUDE EPIC FORENSICS AND ENGINEERING, INC. OR ANOTHER ENGINEERING FIRM, AS THE SPECIAL ENGINEERING CONSULTANT FIRM, FOR THE INVESTIGATION, REPORT TO THE BOARD OF SUPERVISORS, AND TO PURSUE CLAIMS AND LITIGATION, IF NECESSARY, AGAINST DIVOSTA HOMES L.P. AND AFFILIATES, AND ANY OTHER RESPONSIBLE PARTIES, WITH RESPECT TO THE CDD RETENTION BASINS.

A **motion** was made by Mr. Petrovsky, seconded by Mr. Ellwood adopting Resolution No. 2023-12, as presented. Upon being put to a vote, the **motion** carried 4 to 1 with Ms. Powell dissenting.

Ms. Powell stated for the record: I vote against Resolution 2023-12, based upon my legal training and experience. Currently there is insufficient evidence on record (e.g. South Florida Water Management District Decision/Report or Engineer's Report) to negotiate a contract for special legal counsel. Given that nobody has even established what the statute of limitations is on any potential legal claim available to us, it is my view that the interests of the community would be better served by delaying negotiation of a contract for special counsel until such time as the CDD is in receipt of either documentary evidence supporting a cause of action against the developer or evidence that the statute of limitations will run before we are able to obtain the relevant documentary evidence.

3. Consider Resolution No. 2023-13 – Adopting an Amended Proposed Budget

Resolution No. 2023-13 was presented, entitled:

RESOLUTION NO. 2023-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-08; AMENDING THE PROPOSED BUDGET AND SETTING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2023/2024 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

During the discussion, Mr. Petrovsky requested the budget allow for 18 meetings per year as opposed to the 12 currently budgeted. Ms. Krizen explained that Special District Services' contract with the District was for up to 12 meetings per year. Ms. Krizen does not have the authority to negotiate the additional meetings. Ms. Krizen could request Todd Wodraska to join the conversation if the Board was willing to pause this discussion until he could join the meeting.

4. Discussion Regarding RFQ for Engineer

A **motion** was made by Ms. Powell, seconded by Mr. Spitzer and passed unanimously authorizing the publication of the RFQ and adopting the criteria, as presented.

There was a discussion regarding the lake bank repairs that were previously authorized. With a new engineer, would different areas or methods be chosen? If no repairs are made, would it cause additional issues?

A **motion** was made by Ms. Powell, seconded by Mr. Ellwood and passed unanimously authorizing to continue with the lake bank repairs, as previously authorized; and further authorizing the Chair to sign the contract, as advised by District Counsel.

- **Consider Resolution No. 2023-13 – Adopting an Amended Proposed Budget**

Resolution No. 2023-13 was presented, entitled:

RESOLUTION NO. 2023-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-08; AMENDING THE PROPOSED BUDGET AND SETTING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2023/2024 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Wodraska joined the meeting, via phone. He stated that SDS would be able to provide additional services with an increased cost to \$50,000. With the increase in meetings there would be an increase in other areas as well. Supervisor fees, legal advertising, and legal fees would increase. The legal budget was increased during the last budget meeting by \$10,000 with a separate line item just for litigation that would not need to be increased. With two Board Members declining compensation, that number does not need to be increased.

Ms. Willson will coordinate an addendum to the contract with Special District Services, Inc. to reflect the changes.

A **motion** was made by Mr. Spitzer, seconded by Mr. Petrovsky adopting Resolution No. 2023-13 with the following amendments: include an additional line item for Legal and Engineering for potential litigation at \$250,000; increasing Management Fees to \$50,000; and increasing Legal Advertising to \$4,000, setting the Public Hearing for August 15, 2023. Upon being put to a vote, the **motion** carried 4 to 1 with Ms. Powell dissenting.

Ms. Powell stated for the record: I vote against adopting the proposed Amended Budget for Fiscal Year 2023/2024 given the 1.) current dearth of documentary evidence supporting a claim against the developer; and 2.) the lack of sufficient information currently on the record to estimate with adequate certitude the potential cost of pursuing a legal claim against the developer. I vote against the proposed amended budget allocating \$250,000 for special counsel and forensic engineering costs. It is my view that, until such time

as the record contains the aforementioned evidence, the community would be better served by allocating additional funds to correct or further mitigate erosion, including but not limited to improved lake bank maintenance protocols.

5. Discussion Regarding Interim Engineer

Mr. Petrovsky took a minute to recognize JR Engineering for the unbelievable work. Josh has been here since there was nothing. He has done a tremendous amount of work with dedication to the community.

The Board advised that Mr. Evans' last day was today.

Ms. Willson does not advise going without an engineer in case of an emergency. The District needs to stay under the threshold until a RFQ has been completed.

A **motion** was made by Ms. Powell, seconded by Mr. Spitzer and passed unanimously directing staff to negotiate a contract with Epic Forensic and Engineering and authorizing that Chair to sign said contract, as advised by District Counsel.

M. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Krizen noted that the next meetings were scheduled for July 11, 2023, and August 15, 2023.

There was a consensus of the Board to change meetings to occur on Thursdays next year.

2. Engineer's Report

Mr. Evans asked for clarification regarding the coordination of some work. Mr. Petrovsky will check the pipe in question and call Sewer Viewer if needed. Ms. Krizen will coordinate the lake bank repairs. The HOA requested guidance on drain requests. The Board requested that all drains be put on hold until there is a new engineer to provide input.

3. Attorney's Report

Ms. Willson allowed the Board the opportunity to ask questions. There were none.

N. BOARD MEMBER COMMENTS

Len Boscia made the Board aware of iguanas in the preserve. He noted he was currently working with a trapper to take care of the ones on his property, including a 5 ½ foot iguana.

O. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 3:48 p.m. on a **motion** made by Mr. Cirello, seconded by Ms. Powell and passed unanimously.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JULY 11, 2023**

A. CALL TO ORDER

The July 11, 2023, Special Board Meeting of the Winding Cypress Community Development District (the “District”) was called to order at 1:00 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Special Board Meeting had been published in the *Naples Daily News* on June 30, 2023, as legally required.

D. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Alex Petrovsky	Present
Vice Chairman	Barbara Powell	Present
Supervisor	Scott Spitzer (via phone)	Present
Supervisor	Patrick Cirello	Present
Supervisor	Paul Ellwood	Present

Also present were the following Staff members:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson (via phone)	Kutak Rock
District Engineer	Ben Messerschmidt (via phone)	

Also present were the following:

Jeff Janik from Ball Janik LLP via phone

Todd Tateo

Kathy Avallone

Maxine Byrne

Ronnie Asfaylo

Nicholas Depinto

Michael Dyckman

Bill Van Wagenen

Bonnie and BC Bell

Sharon Moore

Evelyn Groch

Kevin Dufoul

E. ADDITIONS OR DELETIONS TO THE AGENDA

Consideration of the June 29, 2023, Special Board Meeting minutes was removed from the agenda and will be addressed at the August 15, 2023, meeting.

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

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

G. APPROVAL OF MINUTES

1. June 29, 2023, Special Board Meeting

These minutes will be considered at the August 15, 2023, meeting.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Update Regarding Special Legal Counsel

At the direction of the Board, Scott Spitzer reached out to Ball Janik LLP to negotiate a contingency fee contract. The Board Members were presented with a redline copy of the contract with comments from Scott Spitzer and Ball Janik LLP. The fees would vary based on the length of time to trial or settlement.

Settle prior to trial	33%
Trial settlement but less than 1 year	35%
Trial settlement 1-2 years	37%
Trial settlement more than 2 years	40%

Ball Janik LLP will issue other expenses for engineering and other professionals. These expenses will not roll in as Ball Janik LLP cannot cost share. Ball Janik LLP will front the costs at 0%. These costs will be paid prior to the split paid at settlement.

A discussion ensued. Epic Forensic and Engineering needs to do a preliminary evaluation of the community. Ms. Willson reminded the Board and the District's Engineer that the costs cannot exceed \$35,000 for planning or study otherwise an RFQ is required. The Water Management District has verbally stated there were violations; however no written report has been received. The violations could possibly be sent to developer. The Board directed Ms. Krizen to do a public records request to see all the violations against Winding Cypress. The Board also directed Ms. Krizen to send the Lake Bank Report to Epic Forensics and Engineering to assist in the site visit. The Board reached a consensus that without an engineer's report, the Board is not in a position to sign the contingency fee agreement.

J. ADMINISTRATIVE MATTERS

1. Manager's Report

The financials were presented. There were no questions from the Board.

Ms. Krizen noted that the next meeting was scheduled for August 15, 2023, and would include a Public Hearing on the budget.

Ms. Krizen advised that the RFQ had been published and the due date was adjusted to August 7, 2023. She noted she had reached out to the Chair and went over the specifics of the additional week due to publishing and the holiday and indicated it would be best to allow as much time as possible.

2. Engineer's Report

Ms. Willson presented the Dragonfly agreement and the Interim Engineer's Agreement. Both are ready for execution.

3. Attorney's Report

Mr. Messerschmidt went over the scheduling of the upcoming site visit. Mr. Petrovsky requested that a Board Member be present to make the inspection more efficient. It was decided that Mr. Ellwood would be the Board Member who will accompany the engineer. The Board requested the report in writing so it can be reviewed prior to the meeting.

Mr. Petrovsky left the meeting at 1:30 p.m. and Ms. Powell took over as Chair.

4. HOA Report

Under the prior Board, the HOA had been granted "blanket authority" to authorize any drainage system that was consistent with the design provided by the District Engineer. Since no further action has been taken, that action stands. However the new District Engineer might have other ideas. Jade McKim will send her approval form to the CDD Counsel to add a comment.

K. BOARD MEMBER COMMENTS

Mr. Cirello would like to see the HOA and the CDD improve communication and has volunteered to serve as a liaison. An agenda item will be added regarding this item as well.

L. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 2:41 p.m. on a **motion** made by Mr. Cirello, seconded by Ms. Powell and passed unanimously.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved

RESOLUTION NO. 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Winding Cypress Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, COLLIER 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of August, 2023.

ATTEST:

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the **Winding Cypress Community Development District** will hold Regular Meetings in the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114 at **1:00 p.m.** on the following dates:

**October 5, 2023
October 19, 2023
November 2, 2023
November 16, 2023
December 7, 2023
January 4, 2024
January 18, 2024
February 1, 2024
February 15, 2024
March 7, 2024
March 21, 2024
April 4, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 8, 2024
September 5, 2024**

The purpose of the meetings is to conduct any business coming before the Board. 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 941-223-2475 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may 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. Said meeting(s) 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 941-223-2475 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.

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
www.windingcypresscdd.org
PUBLISH: NAPLES DAILY NEWS

**FIRST AMENDMENT TO
AGREEMENT FOR SERVICES BETWEEN
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
AND SPECIAL DISTRICT SERVICES, INC.**

This First Amendment to Agreement for Services made and entered into on this _____ day of _____, 2023 (the “Effective Date”) by and between the Winding Cypress Community Development District, hereinafter referred to as “**District**” and Special District Services, Inc., hereinafter referred to as “**SDS**” whose address is 2501A Burns Road, Palm Beach Gardens, FL 33410.

WITNESSETH:

WHEREAS, on September 22, 2015, the **District** and **SDS** entered into an agreement for the purpose of SDS providing management services for the District (the “Agreement”), which contemplated unlimited meetings the initial year of the District and a maximum of twelve (12) meetings per year thereafter; and,

WHEREAS, on June 29, 2023 the **District** requested that SDS agree to increase the anticipated number of meetings per year from twelve (12) to eighteen (18).

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

Section I -Engagement. All terms and conditions contained in the September 22, 2015 Agreement between the **District** and the **SDS** remain unchanged except to the extent modified herein and are incorporated herein by reference.

Section II -Additional Duties. In addition to the duties and responsibilities contained in the Agreement, which contemplate a maximum of twelve (12) meetings per year after the first year, SDS will be responsible for all management responsibilities for a maximum of eighteen (18) meetings or workshops per year.

Section III – Compensation. The amended annual compensation for Section III- Compensation, A. Management Services Task 1-4 of the Agreement encompassing the

additional services described in Section II above shall be \$50,000 per year, payable in twelve equal monthly payments of \$4,166.67.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

Winding Cypress

Special District Services, Inc.

Community Development District

By: _____

Chairman

By: _____

President



AGREEMENT FOR SERVICES MANAGEMENT AND VALIDATION

This Agreement made and entered this 22nd day of September, 2015 between Winding Cypress Community Development District (hereinafter called the **District**) located in Collier County, Florida (hereinafter called the **County**) and Special District Services, Inc. (hereinafter called **SDS**).

WHEREAS, the primary objective of this Agreement is for **SDS** to provide management, consulting and validation services to **District**; and

WHEREAS, **District** proposes to engage **SDS** to perform the tasks identified herein; and,

WHEREAS, **District** and **SDS** desire to reduce their Agreement to writing, setting forth the services to be rendered by **SDS** to **District** and the compensation to be paid by **District** to **SDS** for services rendered under this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

SECTION I — RECITALS

The recitals set forth hereinabove are true and correct and incorporated herein by reference.

SECTION II — MANAGEMENT SERVICES

A. WORK PROGRAM — Management

Task 1. **SDS** will serve as general manager to the **District** and an officer of the **District** and will provide those services necessary for the management and operation of the **District** including, but not limited to, preparation of agendas, legal advertisements, minutes of meetings, preparation and maintenance of mandated **District** website, communications and coordination with other governmental agencies and **District** professionals, general supervision, and day to day management of the operations of the **District** in accordance with the provisions of Chapter 190 and Chapter 189, Florida Statutes. Management of the maintenance of **District** facilities or property is not included in this Agreement and is subject to negotiation if required. During the first year of this Agreement the amount of **District** Board meetings shall be unlimited.

Task 2. **SDS** will maintain the **District** books, accounts, records, purchasing procedures and financial reporting procedures, write all checks and prepare financial reports.

Task 3. **SDS** will assist the **District** in the selection of professionals, including counsel, bond counsel, financial advisor and underwriter, or, if directed by the **District**, **SDS**, as an officer and general manager of the **District** will retain such professionals for the **District** in accordance with terms mutually agreed to by the parties.

Task 4. SDS, as general manager of the District, will provide general consulting services to **District** on a continuing basis. Consulting services include, but are not limited to, budgeting, public bidding and competitive negotiation requirements for public works projects, governmental accounting and chart of account requirements, policies and procedures, staffing and personnel requirements, and such other special district services that will need to be addressed in the immediate and long term future.

Task 5. SDS will prepare the annual assessment roll for the submittal to the **Collier County** following adoption by the **District**.

Task 6. SDS will assist the **District** in the structuring or restructuring of bond issue(s) as necessary and agreed to by the **District**. Services include, but are not limited to, assistance in the preparation of the Schedule of Events, the financing plan, the Official Statement and other financing documents. A representative of **SDS** will be available to testify as an expert witness at any bond validation or other legal proceeding.

Task 7. SDS will provide such other services as mutually agreed to by the parties.

B. WORK PROGRAM - VALIDATION

Task 1. SDS will assist **District's** counsel, bond counsel, financial advisor and underwriter in reviewing the Engineers Report that is required for Validation.

Task 2. SDS, upon the request of the **District**, will prepare the Special Assessment Methodology Report that is required for Validation.

Task 3. SDS, upon the request of the **District**, will assist Bond Counsel in preparing for Validation.

Task 4. SDS, if requested, will serve as an expert witness for the Validation hearing.

Upon the completion of the Special Assessment Methodology Report and delivery to the Board of Supervisors of the **District**, payment to **SDS** for Section III is due and payable. **SDS** will perform Tasks 3 and 4 of Section III at no additional cost.

SECTION III — COMPENSATION

A. MANAGEMENT SERVICES

Task 1-4. \$33,000 per year, payable in twelve (12) equal monthly payments of \$2,750. Said fee will be increased annually after the first year based on any increase in the Consumer Price Index (CPI).

Task 5. \$5,000 payable upon the submittal of the final Annual Assessment Roll to the **County**.

Task 6. The fee for assisting the **District** in preparing the bond issue shall be a flat fee of \$15,000 for all issues up to \$10,000,000. The fee for bond issues over \$10,000,000 will be \$25,000.

Task 7. This fee will be mutually agreed to by the parties prior to commencement.

B. VALIDATION SERVICES

Task 1. There is no charge for Task 1.

Task 2. Upon the completion of the Special Assessment Methodology Report and delivery to the Board of Supervisors **SDS** shall be paid the amount of \$15,000.

Task 3. There is no charge for Task 3.

Task 4. There is no charge for Task 4.

In addition, for its services as general manager to the **District**, **SDS** shall be reimbursed for **out-of-pocket expenses** incurred in the performance of the services defined herein (i.e. photocopies, postage, long distance telephone calls, mileage, etc.). **SDS** will submit monthly invoices to **District** for work performed under the terms of this Agreement. Payment shall become due and payable within fifteen (15) days of receipt. Compensation for additional services covered under Section II, Task 7 shall be in accordance with the terms mutually agreed to by the parties.

NOTE: There will likely be other costs associated with the management of the **District** such as the Engineer's report, financial advisory fees, legal fees and legal advertising. These functions will be performed by others and are not a part of this agreement.

SECTION V — DOCUMENTS

All documents, maps, drawings, data and worksheets prepared by **SDS** under this Agreement shall be the property of the **District**, upon payment in full of all fees and costs set forth above.

SECTION VI - TERM OF AGREEMENT

This Agreement shall be continuous beginning with the date the Agreement is signed. Termination of the Agreement shall be available to each party with written notice given sixty (60) days in advance of the intent to cancel. If termination is by the **District** and not for cause, **District** will pay **SDS** the equivalent of ninety 90 days management fee as stated for Tasks 1— 4 of Section IV - Compensation, in addition to any other fees or costs due hereunder. If the termination is by the **District** and for cause, this Agreement will terminate immediately without advance written notice. "For cause" termination shall be defined, for purposes of this Agreement, as the breach of any material term of this Agreement.

SECTION VII —AMENDMENTS/ASSIGNMENTS

This Agreement represents the entire understanding between the parties.

This Agreement is non-transferable and non-assignable without the express written consent of both parties.

This Agreement may be executed in counterparts, all of which together shall constitute one Agreement,

This Agreement shall be governed by and construed in accordance with the Laws of the State of Florida.

SECTION VIII - MISCELLANEOUS

If either party to this Agreement shall institute any suit or legal action to enforce any of the terms or conditions of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including but not limited to reasonable attorney's fees and cost for all matters related to such litigation, and any appeal thereto. Venue for any action arising out of this Agreement shall lie in Palm Beach County, Florida.

The **District** acknowledges that **SDS** is an officer and general manager of the **District** and is not an attorney and may not render legal advice or opinions, or a financial advisor registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board, and is not engaged to give advice with respect to the issuance of bonds or municipal financial products.

Time is of the essence as to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Chairman 9.22.15
Printed Name and Title Date

SPECIAL DISTRICT SERVICES, INC

By: _____

Todd Wodraska, President
Printed Name and Title Date

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (**“Board”**) for the Winding Cypress Community Development District (**“District”**) will hold the following two public hearings and a regular meeting:

DATE: August 15, 2023

TIME: 1:00 p.m.

LOCATION: Clubhouse at Winding Cypress
7180 Winding Cypress Drive
Naples, Florida 34114

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**“Fiscal Year 2023/2024”**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**“O&M Assessments”**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted Lot	1	1	\$794.99

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Collier County (**“County”**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 (**“District Manager’s Office”**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michelle Krizen
District Manager



RESOLUTION 2023-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Winding Cypress Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Winding Cypress Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$1,446,860.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>608,957</u>
DEBT SERVICE FUND (SERIES 2015)	\$ <u>526,216</u>
DEBT SERVICE FUND (SERIES 2019)	\$ <u>311,687</u>
TOTAL ALL FUNDS	\$ <u>1,446,860</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF August 2023.

ATTEST:

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

Exhibit A

FY 2022/2023 Budget

Winding Cypress Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2015)**
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- V ASSESSMENT COMPARISON**

FINAL BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	608,957
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	311,687
Interest Income	1,500
TOTAL REVENUES	\$ 1,448,360
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	12,000
Payroll Taxes - Employer	960
Management	50,000
Legal	25,500
Legal & Engineering - Extraordinary	250,000
Assessment Roll	5,000
Audit Fees	4,200
Arbitrage Rebate Fee	650
Insurance	6,700
Legal Advertisements	4,000
Miscellaneous	725
Postage	300
Office Supplies	575
Dues & Subscriptions	175
Trustee Fee	8,300
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 370,085
Maintenance Expenditures	
Engineering/Inspections	20,000
Preserve Maintenance	79,700
Lake Bank Maintenance	75,000
Pipe Maintenance	20,000
Total Maintenance Expenditures	\$ 194,700
Total O&M Expenditures	\$ 564,785
REVENUES LESS EXPENDITURES	\$ 883,575
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(288,311)
BALANCE	108,514
County Appraiser & Tax Collector Fee	(49,916)
Discounts For Early Payments	(58,598)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	178,300	177,752	608,957	Expenditures Less Interest & Carryover/.925
Debt Assessments - Series 2015	526,393	526,216	526,216	Bond Payments/.925
Debt Assessments - Series 2019	311,909	311,687	311,687	Bond Payments/.925
Interest Income	908	180	1,500	Operating Account: \$300 - Preserve Account: \$1,200
TOTAL REVENUES	1,017,510	\$ 1,015,835	\$ 1,448,360	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	1,200	12,000	Supervisor Fees
Payroll Taxes - Employer	0	96	960	Projected At 8% Of Supervisor Fees
Management	36,588	37,680	50,000	\$12,320 Increase From 2022/2023 Budget
Legal	8,629	15,500	25,500	\$10,000 Increase From 2022/2023 Budget
Legal & Engineering - Extraordinary	0	0	250,000	Legal & Engineering - Extraordinary
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,000	4,100	4,200	Accepted Amount Of 2022/2023 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2022/2023 Budget
Insurance	5,706	6,000	6,700	Fiscal Year 2022/2023 Expenditure Was \$6,134
Legal Advertisements	2,058	2,500	4,000	\$1,500 Increase From 2022/2023 Budget
Miscellaneous	464	750	725	\$25 Decrease From 2022/2023 Budget
Postage	303	275	300	\$25 Increase From 2022/2023 Budget
Office Supplies	588	550	575	\$25 Increase From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	7,740	7,800	8,300	\$500 Increase From 2022/2023 Budget
Continuing Disclosure Fee	1,500	1,500	1,000	\$500 Decrease From 2022/2023 Budget
Total Administrative Expenditures	73,401	\$ 83,776	\$ 370,085	
Maintenance Expenditures				
Engineering/Inspections	27,088	8,500	20,000	FY 2022/2023 Expenditure Through March 2023 Was \$13,360
Preserve Maintenance	75,100	79,700	79,700	No Change From 2022/2023 Budget
Lake Bank Maintenance	0	25,000	75,000	\$50,000 Increase From 2022/2023 Budget
Pipe Maintenance	0	0	20,000	For Testing And Cleaning
Total Maintenance Expenditures	\$ 102,188	\$ 113,200	\$ 194,700	
Total O&M Expenditures	\$ 175,589	\$ 196,976	\$ 564,785	
REVENUES LESS EXPENDITURES	841,921	\$ 818,859	\$ 883,575	
Bond Payments - Series 2015	(496,286)	(486,750)	(486,750)	2024 Principal & Interest Payments
Bond Payments - Series 2019	(294,081)	(288,311)	(288,311)	2024 Principal & Interest Payments
BALANCE	51,554	43,798	108,514	
County Appraiser & Tax Collector Fee	(14,435)	(35,039)	(49,916)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(38,548)	(41,134)	(58,598)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (1,429)	\$ (32,375)	\$ -	
Carryover Funds From Prior Year	0	32,375	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (1,429)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2015) BUDGET

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	31	25	100	Projected Interest For 2023/2024
NAV Tax Collection	496,285	486,750	486,750	Maximum Debt Service Collection
Total Revenues	\$ 496,316	\$ 486,775	\$ 486,850	
EXPENDITURES				
Principal Payments	145,000	160,000	165,000	Principal Payment Due In 2024
Interest Payments	333,578	323,625	316,625	Principal Payment Due In 2024
Bond Redemption	0	3,150	5,225	Estimated Excess Debt Collections
Total Expenditures	\$ 478,578	\$ 486,775	\$ 486,850	
Excess/ (Shortfall)	\$ 17,738	\$ -	\$ -	

Series 2015 Bond Information

Original Par Amount =	\$7,535,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2015		
Maturity Date =	November 2045		

Par Amount As Of 1/1/23 = \$6,535,000

DETAILED FINAL DEBT SERVICE (SERIES 2019) FUND BUDGET

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	17	25	100	Projected Interest For 2023/2024
NAV Tax Collection	294,081	288,311	288,311	Maximum Debt Service Collection
Total Revenues	\$ 294,098	\$ 288,336	\$ 288,411	
EXPENDITURES				
Principal Payments	75,000	85,000	85,000	Principal Payment Due In 2024
Interest Payments	208,938	203,031	201,344	Principal Payment Due In 2024
Bond Redemption	0	305	2,067	Estimated Excess Debt Collections
Total Expenditures	\$ 283,938	\$ 288,336	\$ 288,411	
Excess/ (Shortfall)	\$ 10,160	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$4,470,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2019		
Maturity Date =	November 2049		
Par Amount As Of 1/1/23 =	\$4,240,000		

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M For Phases 1 & 2 SF Villas	\$ 232.13	\$ 232.07	\$ 232.06	\$ 794.99
Debt For Phases 1 & 2 SF Villas	\$ 849.00	\$ 849.00	\$ 849.00	\$ 849.00
Total For Phases 1 & 2 SF Villas	\$ 1,081.13	\$ 1,081.07	\$ 1,081.06	\$ 1,643.99
O & M For Phases 1 & 2 SF 50' Units	\$ 232.13	\$ 232.07	\$ 232.06	\$ 794.99
Debt For Phases 1 & 2 SF 50' Units	\$ 954.00	\$ 954.00	\$ 954.00	\$ 954.00
Total For Phases 1 & 2 SF 50' Units	\$ 1,186.13	\$ 1,186.07	\$ 1,186.06	\$ 1,748.99
O & M For Phases 1 & 2 SF 65' Units	\$ 232.13	\$ 232.07	\$ 232.06	\$ 794.99
Debt For Phases 1 & 2 SF 65' Units	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00
Total For Phases 1 & 2 SF 65' Units	\$ 1,292.13	\$ 1,292.07	\$ 1,292.06	\$ 1,854.99
O & M For Phase 3 SF 50' Units	\$ 232.13	\$ 232.07	\$ 232.06	\$ 794.99
Debt For Phase 3 SF 50' Units	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00
Total For Phase 3 SF 50' Units	\$ 1,661.13	\$ 1,661.07	\$ 1,661.06	\$ 2,223.99
O & M For Phase 3 SF 65' Units	\$ 232.13	\$ 232.07	\$ 232.06	\$ 794.99
Debt For Phase 3 SF 65' Units	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00
Total For Phase 3 SF 65' Units	\$ 1,776.13	\$ 1,776.07	\$ 1,776.06	\$ 2,338.99

* Assessments Include the Following :

4% Discount for Early Payments

2% County Tax Collector Fee

1.5% County Property Appraiser Fee

Community Information:

Phases 1 & 2: 554 Units

Phase 3: 212 Units

Total: 766 Units

Phases 1 & 2:

Villas: 152 Units

50' Lots: 270 Units

65' Lots: 132 Units

Total: 554 Units

Phase 3:

Villas: 0 Units

50' Lots: 136 Units

65' Lots: 76 Units

Total: 212 Units

Note:

Developer made Phase 3 Bond Prepayment
in January 2020 for 1 lot differential
(1 65' Lot Replaced with 1 50' Lot)

RESOLUTION 2023-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Winding Cypress Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Collier County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Winding Cypress Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of August 2023.

ATTEST:

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

RESOLUTION NO. 2023-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Winding Cypress Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the six (6) signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 15th day of August, 2023.

ATTEST:

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Winding Cypress
Community Development District

**Financial Report For
July 2023**

**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jul-23	Year To Date Actual 10/1/22 - 7/31/23
REVENUES			
O & M Assessments	177,752	27	177,817
Debt Assessments (2015)	526,216	0	524,459
Debt Assessments (2019)	311,687	0	310,450
Other Revenue	0	0	0
Interest Income - Operating	180	0	5,847
Interest Income - Preserve Areas	0	0	15,789
TOTAL REVENUES	\$ 1,015,835	\$ 27	\$ 1,034,362
EXPENDITURES			
Supervisor Fees	1,200	0	0
Payroll Taxes - Employer	96	0	0
Engineering/Inspections	8,500	0	28,684
Preserve Maintenance	79,700	0	75,100
Lake Bank Maintenance	25,000	0	0
Management	37,680	3,140	31,400
Legal	15,500	0	16,220
Assessment Roll	5,000	0	0
Audit Fees	4,100	0	4,600
Arbitrage Rebate Fee	650	0	650
Insurance	6,000	0	6,134
Legal Advertisements	2,500	0	2,758
Miscellaneous	750	326	861
Postage	275	109	461
Office Supplies	550	117	646
Dues & Subscriptions	175	0	175
Trustee Fee	7,800	0	8,278
Continuing Disclosure Fee	1,500	0	0
Stormwater Management	0	0	1,500
TOTAL EXPENDITURES	\$ 196,976	\$ 3,692	\$ 177,467
REVENUES LESS EXPENDITURES	\$ 818,859	\$ (3,665)	\$ 856,895
Bond Payments (2015)	(486,750)	0	(494,399)
Bond Payments (2019)	(288,311)	0	(292,656)
BALANCE	\$ 43,798	\$ (3,665)	\$ 69,840
County Appraiser & Tax Collector Fees	(35,039)	0	(19,472)
Discounts For Early Payments	(41,134)	0	(38,535)
EXCESS/ (SHORTFALL)	\$ (32,375)	\$ (3,665)	\$ 11,833
CARRYOVER FROM PRIOR YEAR	32,375	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,665)	\$ 11,833
Operating Account Bank Balance As Of 7/31/23	\$ 122,863.71		
Accounts Payable As Of 7/31/23	\$ 20,728.47		
Accounts Receivable As Of 7/31/23	\$ -		
Available Funds As Of 7/31/23	\$ 102,135.24		

Preserve Areas Bank Account As Of 7/31/23	\$ 764,678.46
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**Preserve Areas Funds Totaling \$748,196 Are Designated For A Long Term Management Fund For The Preserve Areas
These Funds Cannot Be Used For District Operations.**

**Winding Cypress CDD
Expenditures
October 2022 through July 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1310 · Engineering					
	11/25/2022	19216-01-48	J.R. Evans Engineering	general consultation services thru 11/25/2022	1,120.00
	01/27/2023	19216-01-49	J.R. Evans Engineering	general consultation services thru 01/27/2023	420.00
	02/24/2023	19216-01-50	J.R. Evans Engineering	general consultation services thru 02/24/2023	6,395.00
	03/31/2023	19216-01-51	J.R. Evans Engineering	general consultation services thru 03/31/2023	5,425.00
	04/28/2023	19216-01-52	J.R. Evans Engineering	general consultation services thru 04/28/2023	6,046.50
	05/30/2023	19216-01-53	J.R. Evans Engineering	general consultation services thru 05/30/2023	5,180.00
	06/30/2023	19216-01-54	J.R. Evans Engineering	general consultation services thru 06/30/2023	4,097.50
Total 01-1310 · Engineering					28,684.00
01-1311 · Management Fees					
	10/31/2022	2022-1668	Special District Services	management fee October 2022	3,140.00
	11/30/2022	2022-1772	Special District Services	management fee November 2022	3,140.00
	12/31/2022	2022-1982	Special District Services	management fee December 2022	3,140.00
	01/31/2023	2023-0069	Special District Services	management fee January 2023	3,140.00
	02/28/2023	2023-0177	Special District Services	management fee February 2023	3,140.00
	03/31/2023	2023-0286	Special District Services	management fee March 2023	3,140.00
	04/30/2023	2023-0393	Special District Services	management fee April 2023	3,140.00
	05/31/2023	2023-0518	Special District Services	management fee May 2023	3,140.00
	06/30/2023	2023-0628	Special District Services	management fee June 2023	3,140.00
	07/31/2023	2023-0751	Special District Services	management fee July 2023	3,140.00
Total 01-1311 · Management Fees					31,400.00
01-1315 · Legal Fees					
	10/31/2022	10/31/2022	Kutak Rock LLP	legal services thru 10/31/2022	477.80
	11/30/2022	11/30/2022	Kutak Rock LLP	legal services thru 11/30/2022	2,180.15
	12/31/2022	12/31/2022	Kutak Rock LLP	legal services thru 12/31/2022	406.00
	01/31/2023	01/31/2023	Kutak Rock LLP	legal services thru 01/31/2023	904.05
	02/28/2023	02/28/2023	Kutak Rock LLP	legal services thru 02/28/2023	782.50
	03/31/2023	03/31/2023	Kutak Rock LLP	legal services thru 03/31/2023	347.50
	04/30/2023	04/30/2023	Kutak Rock LLP	legal services thru 04/30/2023	1,116.00
	05/30/2023	05/30/2023	Kutak Rock LLP	legal services thru 05/30/2023	3,784.50
	06/30/2023	06/30/2023	Kutak Rock LLP	legal services thru 06/30/2023	6,221.00
Total 01-1315 · Legal Fees					16,219.50
01-1320 · Audit Fees					
	06/02/2023	24332	Grau and Associates	fee for FY 2021/2022 audit	4,600.00
Total 01-1320 · Audit Fees					4,600.00

**Winding Cypress CDD
Expenditures
October 2022 through July 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1330 · Arbitrage Rebate Fee					
	01/12/2023	002904	LLS Tax Solutions Inc	Arbitrage Rebate calc report fee Series 2015	650.00
Total 01-1330 · Arbitrage Rebate Fee					650.00
01-1450 · Insurance					
	10/01/2022	16520	Egis Insurance Advisors LLC	policy# 100122281 10/1/22-10/1/23	6,134.00
Total 01-1450 · Insurance					6,134.00
01-1480 · Legal Advertisements					
	10/25/2022	0005055489	Naples Daily News	Notice of LO Mtg & Reg Board Mtg	686.00
	01/30/2023	0005322143	Naples Daily News	Notice of Board Mtg	252.00
	03/31/2023	0005494752	Naples Daily News	Notice of Board Mtg	294.00
	04/24/2023	0005569984	Naples Daily News	Notice of Board Mtg	301.00
	05/28/2023	0005643066	Naples Daily News	Notice of Board Mtg	602.00
	06/30/2023	0005715189	Naples Daily News	Notice of Special Board Mtg (6/21 & 6/30)	623.00
Total 01-1480 · Legal Advertisements					2,758.00
01-1512 · Miscellaneous					
	12/31/2022	2022-1982	Special District Services	travel - November 2022	195.00
	03/31/2023	2023-0286	Special District Services	conference calls - February 2023	39.40
	03/31/2023	2023-0286	Special District Services	travel - February 2023	72.05
	05/31/2023	2023-0518	Special District Services	conference calls - April 2023	21.47
	05/31/2023	2023-0518	Special District Services	Travel - April 2023	72.05
	06/30/2023	2023-0628	Special District Services	conference calls - May 2023	63.52
	06/30/2023	2023-0628	Special District Services	Travel - May 2023	72.05
	07/31/2023	2023-0751	Special District Services	conference calls - June 2023	181.78
	07/31/2023	2023-0751	Special District Services	Travel - June 2023	144.10
Total 01-1512 · Miscellaneous					861.42

**Winding Cypress CDD
Expenditures
October 2022 through July 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1513 · Postage and Delivery					
	10/31/2022	2022-1668	Special District Services	FedEx September 2022	4.40
	11/30/2022	2022-1772	Special District Services	FedEx October 2022	40.74
	11/30/2022	2022-1772	Special District Services	postage October 2022	7.82
	12/30/2022	12/30/2022	Collier County Tax Collector,	pro rata share of postage for tax billing	76.61
	12/31/2022	2022-1982	Special District Services	FedEx November 2022	21.30
	01/31/2023	2023-0069	Special District Services	FedEx December 2022	31.40
	02/28/2023	2023-0177	Special District Services	FedEx January 2023	5.48
	03/31/2023	2023-0286	Special District Services	FedEx February 2023	64.74
	04/10/2023	04/10/2023	Collier County Tax Collector,	pro rata share of postage for tax billing	6.31
	04/30/2023	2023-0393	Special District Services	FedEx -March 2023	61.65
	05/31/2023	2023-0518	Special District Services	FedEx -April 2023	24.05
	06/30/2023	2023-0628	Special District Services	postage - May 2023	8.34
	07/31/2023	2023-0751	Special District Services	FedEx - June 2023	108.64
Total 01-1513 · Postage and Delivery					461.48
01-1514 · Office Supplies					
	10/31/2022	2022-1668	Special District Services	copier charges 09/30/2022	19.50
	11/30/2022	2022-1772	Special District Services	copier charges October 2022	23.40
	11/30/2022	2022-1772	Special District Services	meeting books October 2022	32.00
	12/31/2022	2022-1982	Special District Services	copier charges November 2022	18.90
	12/31/2022	2022-1982	Special District Services	meeting books November 2022	60.00
	01/31/2023	2023-0069	Special District Services	copier charges December 2022	21.30
	02/28/2023	2023-0177	Special District Services	copier charges January 2023	8.70
	03/31/2023	2023-0286	Special District Services	copier charges February 2023	41.25
	03/31/2023	2023-0286	Special District Services	meeting books February 2023	40.00
	04/30/2023	2023-0393	Special District Services	copier charges March 2023	9.45
	05/31/2023	2023-0518	Special District Services	copier charges April 2023	40.20
	05/31/2023	2023-0518	Special District Services	meeting books - April 2023	32.00
	06/30/2023	2023-0628	Special District Services	copier charges May 2023	149.40
	06/30/2023	2023-0628	Special District Services	meeting books - May 2023	32.00
	07/31/2023	2023-0751	Special District Services	copier charges June 2023	53.70
	07/31/2023	2023-0751	Special District Services	meeting books - June 2023	64.00
Total 01-1514 · Office Supplies					645.80

Winding Cypress CDD
Expenditures
October 2022 through July 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1540 · Dues, License & Subscriptions					
	10/03/2022	87215	Department of Economic Opportunity	special district fee FY 22/23	175.00
Total 01-1540 · Dues, License & Subscriptions					<u>175.00</u>
01-1550 · Trustee Fees					
	12/23/2022	6772310	US Bank (trustee fees)	Series 2015 12/1/22-11/30/23	4,246.25
	02/24/2023	6837647	US Bank (trustee fees)	Series 2019 02/01/23 -01/31/24	4,031.25
Total 01-1550 · Trustee Fees					<u>8,277.50</u>
01-1805 · Stormwater Management					
	06/05/2023	22306006	Sewer Viewer	rov storm w/ crew	1,500.00
Total 01-1805 · Stormwater Management					<u>1,500.00</u>
01-1813 · Preserve Maintenance					
	12/30/2022	INV009330	Collier Environmental Services	Annual Maintenance treatment to wetland preserves	75,100.00
Total 01-1813 · Preserve Maintenance					<u>75,100.00</u>
Total Expenditures					<u>177,466.70</u>

**WINDING CYPRESS CDD
TAX COLLECTIONS
2022 - 2023**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fees)	Series 2015 Debt Assessment Income (Before Discounts & Fees)	Series 2019 Debt Assessment Income (Before Discounts & Fees)	O & M Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Income (After Discounts & Fees)	Series 2019 Debt Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Paid to Trustee	Series 2019 Debt Assessment Paid to Trustee
									\$1,015,655	\$177,752	\$526,216	\$311,687	\$177,752	\$526,216	\$311,687		
									\$939,482	\$164,421	\$486,750	\$288,311	\$164,421	\$486,750	\$288,311	\$486,750	\$288,311
1	1	Collier Cty Tax Collector	10/27/22	NAV Taxes	\$ 2,193.09		\$ (41.56)	\$ (115.12)	\$ 2,036.41	\$ 383.69	\$ 1,136.60	\$ 672.80	\$ 356.21	\$ 1,055.45	\$ 624.75	\$ 1,055.45	\$ 624.75
2	2	Collier Cty Tax Collector	11/09/22	NAV Taxes	\$ 18,773.78		\$ (360.46)	\$ (750.93)	\$ 17,662.39	\$ 3,284.63	\$ 9,729.70	\$ 5,759.45	\$ 3,090.09	\$ 9,153.75	\$ 5,418.55	\$ 9,153.75	\$ 5,418.55
3	3	Collier Cty Tax Collector	11/14/22	NAV Taxes	\$ 73,742.36		\$ (1,415.86)	\$ (2,949.58)	\$ 69,376.92	\$ 12,901.91	\$ 38,217.75	\$ 22,622.70	\$ 12,138.07	\$ 35,955.35	\$ 21,283.50	\$ 35,955.35	\$ 21,283.50
4	4	Collier Cty Tax Collector	11/21/22	NAV Taxes	\$ 170,744.68		\$ (3,278.30)	\$ (6,829.49)	\$ 160,636.89	\$ 29,873.48	\$ 88,490.15	\$ 52,381.05	\$ 28,104.99	\$ 83,251.70	\$ 49,280.20	\$ 83,251.70	\$ 49,280.20
5	5	Collier Cty Tax Collector	12/05/22	NAV Taxes	\$ 460,975.88		\$ (8,850.75)	\$ (18,438.25)	\$ 433,686.88	\$ 80,652.33	\$ 238,905.35	\$ 141,418.20	\$ 75,877.73	\$ 224,762.60	\$ 133,046.55	\$ 224,762.60	\$ 133,046.55
6	6	Collier Cty Tax Collector	12/12/22	NAV Taxes	\$ 194,891.64		\$ (3,742.27)	\$ (7,778.11)	\$ 183,371.26	\$ 34,098.19	\$ 101,004.55	\$ 59,788.90	\$ 32,082.51	\$ 95,034.05	\$ 56,254.70	\$ 95,034.05	\$ 56,254.70
7	7	Collier Cty Tax Collector	12/20/22	NAV Taxes	\$ 17,451.84		\$ (336.41)	\$ (631.34)	\$ 16,484.09	\$ 3,053.34	\$ 9,044.60	\$ 5,353.90	\$ 2,883.99	\$ 8,543.05	\$ 5,057.05	\$ 8,543.05	\$ 5,057.05
8	8	Collier Cty Tax Collector	01/09/23	NAV Taxes	\$ 20,887.15		\$ (405.21)	\$ (626.59)	\$ 19,855.35	\$ 3,654.35	\$ 10,825.00	\$ 6,407.80	\$ 3,473.75	\$ 10,290.30	\$ 6,091.30	\$ 10,290.30	\$ 6,091.30
9	Int - 1	Collier Cty Tax Collector	01/13/23	Interest		\$ 504.85			\$ 504.85	\$ 504.85			\$ 504.85			\$ -	\$ -
10	9	Collier Cty Tax Collector	02/06/23	NAV Taxes	\$ 16,159.78		\$ (316.40)	\$ (339.79)	\$ 15,503.59	\$ 2,827.28	\$ 8,375.00	\$ 4,957.50	\$ 2,712.39	\$ 8,034.95	\$ 4,756.25	\$ 8,034.95	\$ 4,756.25
11	10	Collier Cty Tax Collector	03/06/23	NAV Taxes	\$ 7,576.30		\$ (150.01)	\$ (75.76)	\$ 7,350.53	\$ 1,325.50	\$ 3,926.50	\$ 2,324.30	\$ 1,285.88	\$ 3,809.55	\$ 2,255.10	\$ 3,809.55	\$ 2,255.10
12	11	Collier Cty Tax Collector	04/10/23	NAV Taxes	\$ 22,385.04		\$ (447.70)		\$ 21,937.34	\$ 3,916.44	\$ 11,601.30	\$ 6,867.30	\$ 3,838.09	\$ 11,369.30	\$ 6,729.95	\$ 11,369.30	\$ 6,729.95
13	Int - 2	Collier Cty Tax Collector	04/10/23	Interest		\$ 47.53			\$ 47.53	\$ 47.53			\$ 47.53			\$ -	\$ -
14	12	Collier Cty Tax Collector	05/11/23	NAV Taxes/Interest	\$ 3,322.12	\$ 99.66	\$ (68.44)		\$ 3,353.34	\$ 680.83	\$ 1,721.75	\$ 1,019.20	\$ 667.14	\$ 1,687.35	\$ 998.85	\$ 1,687.35	\$ 998.85
15	13	Collier Cty Tax Collector	06/12/23	NAV Taxes/Interest	\$ 1,081.06	\$ 32.43	\$ (22.27)		\$ 1,091.22	\$ 221.54	\$ 560.30	\$ 331.65	\$ 217.07	\$ 549.10	\$ 325.05	\$ 549.10	\$ 325.05
16	14	Collier Cty Tax Collector	06/23/23	NAV Taxes/Interest	\$ 1,776.06	\$ 53.28	\$ (36.58)		\$ 1,792.76	\$ 363.94	\$ 920.50	\$ 544.90	\$ 356.66	\$ 902.10	\$ 534.00	\$ 902.10	\$ 534.00
17	Int - 3	Collier Cty Tax Collector	07/10/23	Interest		\$ 27.32			\$ 27.32	\$ 27.32			\$ 27.32			\$ -	\$ -
18									\$ -							\$ -	\$ -
19									\$ -							\$ -	\$ -
20									\$ -								
21									\$ -								
22									\$ -								
					\$1,011,960.78	\$ 765.07	\$ (19,472.22)	\$ (38,534.96)	\$ 954,718.67	\$ 177,817.15	\$ 524,459.05	\$ 310,449.65	\$ 167,664.27	\$ 494,398.60	\$ 292,655.80	\$ 494,398.60	\$ 292,655.80

Assessment Roll = \$1,015,993.96

Note: \$1,015,655, \$177,752, \$526,216 and \$311,687 are 2022/2023 budgeted assessments before discounts and fees.
\$939,482, \$164,421, \$486,750 and \$288,311 are 2022/2023 budgeted assessments after discounts and fees.

\$ 1,011,960.78	
\$ 765.07	\$ 954,718.67
\$ (177,817.15)	\$ (167,664.27)
\$ (524,459.05)	\$ (494,398.60)
\$ (310,449.65)	\$ (292,655.80)
\$ -	\$ -