



**WINDING CYPRESS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
MAY 15, 2025  
1:00 P.M.**

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

[www.windingcypresscdd.org](http://www.windingcypresscdd.org)

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**AGENDA**  
**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT**  
Clubhouse at Winding Cypress  
7180 Winding Cypress Drive  
Naples, Florida 34114  
**REGULAR BOARD MEETING**  
**May 15, 2025**  
**1:00 p.m.**

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish a Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
  - 1. April 3, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Discussion Regarding Lake Bank Remediation 2025
- H. New Business
  - 1. Discussion Regarding Lake Bank Remediation 2026
  - 2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
- I. Administrative Matters
  - 1. Manager’s Report
    - Financials.....Page 14
  - 2. Attorney’s Report
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn

Publication Date  
2025-05-05

Subcategory  
Miscellaneous Notices

NOTICE OF BOARD MEETING OF THE  
WINDING CYPRESS  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Winding Cypress Community Development District (the District) will hold a Board Meeting on May 15, 2025, at 1:00 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

The Board Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board Meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the Board Meeting may be obtained from the Districts website or from the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Board Meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at this Board Meeting with respect to any matter considered at the Board Meeting is advised that person will need a record of the 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 the appeal is to be based.

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

WINDING CYPRESS  
COMMUNITY DEVELOPMENT DISTRICT  
[www.windingcypresscdd.org](http://www.windingcypresscdd.org)  
No.11268054 May 5, 2025

**WINDING CYPRESS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 3, 2025**

**A. CALL TO ORDER**

The April 3, 2025, Regular 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 Regular Board Meeting had been published in the *Naples Daily News* on March 25, 2025, 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:

Chairperson	Barbara Powell	Present via phone
Vice Chairman	Alex Petrovsky	Present
Supervisor	Gerard O’Donohue	Present via phone
Supervisor	Patrick Cirello	Present
Supervisor	Susan Broucek	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	Ted Tryka	LJA Engineering

Also present was Jayne Shedd.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**F. APPROVAL OF MINUTES**

**1. March 6, 2025, Regular Board Meeting**

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Petrovsky and passed unanimously approving the minutes of the March 6, 2025, Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

### **1. Update on Lake Bank Remediation**

Mr. Tryka gave an update on the progress by stating that all of the pipes had been installed and elevations checked. This was completed this week and the restoration phase has started including fill, compacting, grading and sod. A discussion ensued regarding the availability of connection to the new pipes by the homeowners. If a connection is made by a different contractor the District's one-year warranty could be impacted and it is unknown if the current contractor is interested in installing residential connections. Mr. Tryka will reach out to the contractor and that information regarding residential connections will be sent to the Board. If the contractor is willing, the Board will need to formalize the request project in conjunction with the ARC. This will be readdressed at future meetings.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Passarella and Associates' Proposal**

Ms. Krizen presented the proposal for consideration. This was requested after the last discussion regarding inspections in the preserve. There is a permit requirement to treat the preserve but no compliance monitoring requirement. Collier Environmental provided a detailed treatment summary. The board currently has no concerns.

There was a brief recess at 1:48 p.m. due to a pause in the quorum and the Regular Board Meeting was reconvened at 1:50 p.m. when the quorum was reestablished.

Supervisor Petrovsky made a **motion** to move forward with this proposal. The **motion** failed due to the lack of a second.

## **I. ADMINISTRATIVE MATTERS**

### **1. Manager's Report**

- **Financials**

Ms. Krizen reviewed the financials. There were no questions from the Board Members.

There was a consensus of the Board to change the May 1<sup>st</sup> meeting to May 15<sup>th</sup> and cancel the Workshops. This will allow staff to review the current projects, make projections, and present the proposed budget at that meeting.

Based on some of the questions and comments from the residents, the letters sent to the residents notifying them of the work will be updated for future projects.

### **2. Attorneys' Report**

There are currently three connections to the lake that were made after the lake bank inspection was completed by the District. This was done without the consent of the District or the ARC. Since the District believes that there could be damage to the lakes, the District should take some action. The District could send a letter to all residents who are lake front reminding them that nothing can be placed in the easement. Additionally, the District could send a letter to any resident as soon as the District has confirmed an intrusion into the easement, reserving the right to seek reimbursement if there is additional damage. The Board could choose to send one or both letters.

A **motion** was made by Chairperson Powell, seconded by Supervisor Broucek and passed unanimously authorizing District staff to coordinate with the Chair to send both letters to the residents.

**J. COMMENTS FROM THE PUBLIC**

Ms. Shedd mentioned that three ARC applications had been received and sent to the District. Mr. Tryka responded that the language had been finalized by District Counsel and she would receive the response shortly.

**K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to address, the Regular Board Meeting was adjourned at 2:10 p.m. by Supervisor Ciriello, seconded by Supervisor Petrovsky and passed unanimously.

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Chairperson/Vice Chairman

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Secretary/Assistant Secretary

Date Approved \_\_\_\_\_

## RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Winding Cypress Community Development District ("**District**") prior to June 15, 2025, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 7, 2025

HOUR: 1:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF May, 2025.**

ATTEST:

**WINDING CYPRESS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



# Winding Cypress Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M (Operation & Maintenance) Assessments	608,951
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	310,259
Interest Income - Operating	4,000
Interest Income - Preserve	12,000
<b>TOTAL REVENUES</b>	<b>\$ 1,461,426</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	10,000
Payroll Taxes - Employer	800
Management	52,980
Legal	25,500
Assessment Roll	5,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	5,000
Miscellaneous	1,260
Postage	600
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	8,300
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 124,315</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	25,000
Preserve Maintenance	79,700
Lake Bank Maintenance	70,000
Lake Remediation	315,265
<b>Total Maintenance Expenditures</b>	<b>\$ 489,965</b>
<b>Total O&amp;M Expenditures</b>	<b>\$ 614,280</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 847,146</b>
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(286,990)
<b>BALANCE</b>	<b>73,406</b>
County Appraiser & Tax Collector Fee	(49,867)
Discounts For Early Payments	(58,539)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (35,000)</b>
Carryover Funds From Prior Year (Preserve Interest)	35,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M (Operation & Maintenance) Assessments	610,848	608,951	608,951	Expenditures Less Interest & Carryover/.925
Debt Assessments - Series 2015	526,548	526,216	526,216	Bond Payments/.925
Debt Assessments - Series 2019	311,688	310,259	310,259	Bond Payments/.925
Interest Income - Operating	23,963	2,000	4,000	Operating Account Interest Income
Interest Income - Preserve	36,646	10,000	12,000	Preserve Account Interest Income
<b>TOTAL REVENUES</b>	<b>1,509,693</b>	<b>\$ 1,457,426</b>	<b>\$ 1,461,426</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	2,600	12,000	10,000	Supervisor Fees
Payroll Taxes - Employer	199	960	800	Projected At 8% Of Supervisor Fees
Management	50,000	51,492	52,980	CPI Adjustment
Legal	32,987	25,500	25,500	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,200	4,300	4,000	Approved Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,255	8,200	Insurance Estimate
Legal Advertisements	4,500	5,500	5,000	\$500 Decrease From 2024/2025 Budget
Miscellaneous	2,197	733	1,260	\$527 Increase From 2024/2025 Budget
Postage	676	600	600	No Change From 2024/2025 Budget
Office Supplies	666	850	850	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	8,277	8,300	8,300	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
<b>Total Administrative Expenditures</b>	<b>119,721</b>	<b>\$ 124,315</b>	<b>\$ 124,315</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	6,852	25,000	25,000	No Change From 2024/2025 Budget
Preserve Maintenance	75,100	79,700	79,700	No Change From 2024/2025 Budget
Lake Bank Maintenance	0	75,000	70,000	\$5,000 Decrease From 2024/2025 Budget
Lake Remediation	76,782	315,265	315,265	Lake Remediation (Formerly Legal & Engineering - Extraordinary)
<b>Total Maintenance Expenditures</b>	<b>\$ 158,734</b>	<b>\$ 494,965</b>	<b>\$ 489,965</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 278,455</b>	<b>\$ 619,280</b>	<b>\$ 614,280</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>1,231,238</b>	<b>\$ 838,146</b>	<b>\$ 847,146</b>	
Bond Payments - Series 2015	(496,527)	(486,750)	(486,750)	2026 Principal & Interest Payments
Bond Payments - Series 2019	(293,915)	(286,990)	(286,990)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>440,796</b>	<b>64,406</b>	<b>73,406</b>	
County Appraiser & Tax Collector Fee	(21,846)	(49,867)	(49,867)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(54,664)	(58,539)	(58,539)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 364,286</b>	<b>\$ (44,000)</b>	<b>\$ (35,000)</b>	
Carryover Funds From Prior Year (Preserve Interest)	0	44,000	35,000	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 364,286</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	35,740	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	496,527	486,750	486,750	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 532,267</b>	<b>\$ 487,250</b>	<b>\$ 487,950</b>	
<b>EXPENDITURES</b>				
Principal Payments	160,000	175,000	185,000	Principal Payment Due In 2026
Interest Payments	320,125	309,410	301,750	Interest Payment Due In 2026
Bond Redemption	0	2,840	1,200	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 480,125</b>	<b>\$ 487,250</b>	<b>\$ 487,950</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 52,142</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 1/1/25 =	\$6,210,000		

**DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET**  
**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20,576	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	293,915	286,990	286,990	Maximum Debt Service Collection
Prepaid Bond Collection	18,660	0	0	
<b>Total Revenues</b>	<b>\$ 333,151</b>	<b>\$ 287,390</b>	<b>\$ 287,990</b>	
<b>EXPENDITURES</b>				
Principal Payments	85,000	90,000	95,000	Principal Payment Due In 2026
Interest Payments	202,938	197,156	191,888	Interest Payment Due In 2026
Bond Redemption	0	234	1,102	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 287,938</b>	<b>\$ 287,390</b>	<b>\$ 287,990</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 45,213</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/25 =	\$4,050,000		

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Phases 1 & 2 SF Villas	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phases 1 & 2 SF Villas	\$ 849.00	\$ 849.00	\$ 849.00	\$ 849.00
<b>Total For Phases 1 &amp; 2 SF Villas</b>	<b>\$ 1,081.06</b>	<b>\$ 1,643.99</b>	<b>\$ 1,643.98</b>	<b>\$ 1,643.98</b>
O & M For Phases 1 & 2 SF 50' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phases 1 & 2 SF 50' Units	\$ 954.00	\$ 954.00	\$ 954.00	\$ 954.00
<b>Total For Phases 1 &amp; 2 SF 50' Units</b>	<b>\$ 1,186.06</b>	<b>\$ 1,748.99</b>	<b>\$ 1,748.98</b>	<b>\$ 1,748.98</b>
O & M For Phases 1 & 2 SF 65' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phases 1 & 2 SF 65' Units	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00
<b>Total For Phases 1 &amp; 2 SF 65' Units</b>	<b>\$ 1,292.06</b>	<b>\$ 1,854.99</b>	<b>\$ 1,854.98</b>	<b>\$ 1,854.98</b>
O & M For Phase 3 SF 50' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phase 3 SF 50' Units	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00
<b>Total For Phase 3 SF 50' Units</b>	<b>\$ 1,661.06</b>	<b>\$ 2,223.99</b>	<b>\$ 2,223.98</b>	<b>\$ 2,223.98</b>
O & M For Phase 3 SF 65' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phase 3 SF 65' Units	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00
<b>Total For Phase 3 SF 65' Units</b>	<b>\$ 1,776.06</b>	<b>\$ 2,338.99</b>	<b>\$ 2,338.98</b>	<b>\$ 2,338.98</b>

\* Assessments Include the Following :  
4% Discount for Early Payments  
2% County Tax Collector Fee  
1.5% County Property Appraiser Fee

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

Community Information:	Phase 1 & 2:	Phase 3:	Phase 3 50' Lot Information:
Phases 1 & 2: 554 Units	Villas: 152 Units	Villas: 0 Units	Total Units: 136
Phase 3: 212 Units	50' Lots: 270 Units	50' Lots: 136 Units	Prepayments: 1
Total: 766 Units	65' Lots: 132 Units	65' Lots: 76 Units	Billed for 50' Lot Debt: 135
	Total: 554 Units	Total: 212 Units	

Winding Cypress  
Community Development District

**Financial Report For  
April 2025**



**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
<b>REVENUES</b>			
O & M (Operation & Maintenance) Assessments	608,951	10,355	602,831
Debt Assessments (2015)	526,216	8,844	520,212
Debt Assessments (2019)	310,259	5,211	306,528
Other Revenue	0	0	0
Interest Income - Operating	12,000	0	13,837
Interest Income - Preserve Areas	0	0	15,411
<b>TOTAL REVENUES</b>	<b>\$ 1,457,426</b>	<b>\$ 24,410</b>	<b>\$ 1,458,819</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	12,000	200	1,400
Payroll Taxes - Employer	960	15	107
Management	51,492	4,291	30,037
Legal	25,500	0	14,482
Legal & Engineering - Extraordinary	0	0	0
Assessment Roll	5,000	0	0
Audit Fees	4,300	0	0
Arbitrage Rebate Fee	650	0	650
Insurance	7,255	0	6,858
Legal Advertisements	5,500	0	1,972
Miscellaneous	733	87	1,341
Postage	600	23	365
Office Supplies	850	59	415
Dues & Subscriptions	175	0	175
Trustee Fee	8,300	0	8,278
Continuing Disclosure Fee	1,000	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 124,315</b>	<b>\$ 4,675</b>	<b>\$ 66,080</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	25,000	0	18,534
Preserve Maintenance	79,700	0	75,100
Lake Bank Maintenance	75,000	0	0
Lake Remediation	315,265	0	20,371
Pipe Maintenance	0	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 494,965</b>	<b>\$ -</b>	<b>\$ 114,005</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 619,280</b>	<b>\$ 4,675</b>	<b>\$ 180,085</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 838,146</b>	<b>\$ 19,735</b>	<b>\$ 1,278,734</b>
Bond Payments (2015)	(486,750)	(8,668)	(490,365)
Bond Payments (2019)	(286,990)	(5,107)	(288,941)
<b>BALANCE</b>	<b>\$ 64,406</b>	<b>\$ 5,960</b>	<b>\$ 499,428</b>
County Appraiser & Tax Collector Fees	(49,867)	(486)	(27,478)
Discounts For Early Payments	(58,539)	0	(54,476)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (44,000)</b>	<b>\$ 5,474</b>	<b>\$ 417,474</b>
CARRYOVER FROM PRIOR YEAR	44,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 5,474</b>	<b>\$ 417,474</b>
<b>Operating Account Bank Balance As Of 4/30/25</b>	<b>\$ 925,382.81</b>		
<b>Accounts Payable As Of 4/30/25</b>	<b>\$ 110,168.66</b>		
<b>Accounts Receivable As Of 4/30/25</b>	<b>\$ -</b>		
<b>Lake Remediation Reserve As Of 4/30/25</b>	<b>\$ 345,000.00</b>		
<b>Available Funds As Of 4/30/25</b>	<b>\$ 470,214.15</b>		
<b>Preserve Areas Bank Account As Of 4/30/25</b>	<b>\$ 825,501.14</b>		

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 Community Development District**  
**Budget vs. Actual**  
**October 2024 - April 2025**

	<b>Oct 24 - April 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
01-3300 · O&M Assessments	602,831.03	608,951.00	-6,119.97	99.0%
01-3810 · Debt Assessments (2015)	520,211.80	526,216.00	-6,004.20	98.86%
01-3811 · Debt Assessments (2019)	306,527.95	310,259.00	-3,731.05	98.8%
01-3820 · Debt Assess-Pd To Trustee-2015	-490,364.50	-486,750.00	-3,614.50	100.74%
01-3821 · Debt Assess-Pd To Trustee-2019	-288,941.00	-286,990.00	-1,951.00	100.68%
01-3830 · Assessment Fees	-27,477.83	-49,867.00	22,389.17	55.1%
01-3831 · Assessment Discounts	-54,476.58	-58,539.00	4,062.42	93.06%
01-9401 · Carryover Funds from Prev. Year	0.00	44,000.00	-44,000.00	0.0%
01-9410 · Interest Income (GF)	13,836.63	12,000.00	1,836.63	115.31%
01-9411 · Interest Income (Preserve Acct)	15,411.00	0.00	15,411.00	100.0%
<b>Total Income</b>	<b>597,558.50</b>	<b>619,280.00</b>	<b>-21,721.50</b>	<b>96.49%</b>
<b>Expense</b>				
01-1310 · Engineering	18,534.00	25,000.00	-6,466.00	74.14%
01-1311 · Management Fees	30,037.00	51,492.00	-21,455.00	58.33%
01-1315 · Legal Fees	14,481.57	25,500.00	-11,018.43	56.79%
01-1316 · Lake Remediation	20,371.00	315,265.00	-294,894.00	6.46%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	4,300.00	-4,300.00	0.0%
01-1321 · Supervisor Fees	1,400.00	12,000.00	-10,600.00	11.67%
01-1323 · Payroll tax expense	107.10	960.00	-852.90	11.16%
01-1330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
01-1450 · Insurance	6,858.00	7,255.00	-397.00	94.53%
01-1480 · Legal Advertisements	1,972.08	5,500.00	-3,527.92	35.86%
01-1512 · Miscellaneous	1,341.09	733.00	608.09	182.96%
01-1513 · Postage and Delivery	364.89	600.00	-235.11	60.82%
01-1514 · Office Supplies	415.10	850.00	-434.90	48.84%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	8,277.50	8,300.00	-22.50	99.73%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1807 · Lake Maintenance	0.00	75,000.00	-75,000.00	0.0%
01-1813 · Preserve Maintenance	75,100.00	79,700.00	-4,600.00	94.23%
<b>Total Expense</b>	<b>180,084.33</b>	<b>619,280.00</b>	<b>-439,195.67</b>	<b>29.08%</b>
<b>Net Ordinary Income</b>	<b>417,474.17</b>	<b>0.00</b>	<b>417,474.17</b>	<b>100.0%</b>
<b>Net Income</b>	<b>417,474.17</b>	<b>0.00</b>	<b>417,474.17</b>	<b>100.0%</b>

# Winding Cypress Community Development District

## Expenditures

### October 2024 through April 2025

	Date	Invoice #	Vendor	Memo	Amount
<b>Expenditures</b>					
<b>01-1310 · Engineering</b>					
	02/28/2025	202507385	LJA Engineering	Engineering thru 02/28/2025	5,092.00
	03/28/2025	202511484	LJA Engineering	Engineering thru 03/28/2025	13,442.00
					18,534.00
Total 01-1310 · Engineering					
<b>01-1311 · Management Fees</b>					
	10/31/2024	2024-1461	Special District Services	Management fee - October 2024	4,291.00
	11/30/2024	2024-1594	Special District Services	Management fee - November 2024	4,291.00
	12/31/2024	2024-1824	Special District Services	Management fee - December 2024	4,291.00
	01/31/2025	2025-0065	Special District Services	Management fee - January 2025	4,291.00
	02/28/2025	2025-0178	Special District Services	Management fee - February 2025	4,291.00
	03/31/2025	2025-0306	Special District Services	Management fee - March 2025	4,291.00
	04/30/2025	2025-0438	Special District Services	Management fee - April 2025	4,291.00
					30,037.00
Total 01-1311 · Management Fees					
<b>01-1315 · Legal Fees</b>					
	10/31/2024	3485111	Kutak Rock LLP	legal services thru 10/31/2024	5,136.77
	11/30/2024	3501756	Kutak Rock LLP	legal services thru 11/30/2024	1,604.35
	12/31/2024	3514275	Kutak Rock LLP	legal services thru 12/31/2024	1,940.50
	01/31/2025	3527781	Kutak Rock LLP	legal services thru 01/31/2025	3,265.00
	02/28/2025	3540875	Kutak Rock LLP	legal services thru 02/28/2025	2,534.95
					14,481.57
Total 01-1315 · Legal Fees					
<b>01-1316 · Lake Remediation</b>					
	11/01/2024	202441302	LJA Engineering	Engineering thru 11/01/2024	11,452.00
	11/29/2024	202444005	LJA Engineering	Engineering thru 11/29/2024	5,198.00
	12/31/2024	202448840	LJA Engineering	Engineering thru 12/31/2024	1,464.00
	01/31/2025	202503019	LJA Engineering	Engineering thru 01/31/2025	2,257.00
					20,371.00
Total 01-1316 · Lake Remediation					
<b>01-1321 · Supervisor Fees</b>					
	10/07/2024	PR 10/04/24		Meeting date 10/04/24 check date 10/08/24 (Petrovsky)	200.00
	11/11/2024	PR 11/07/24		Meeting date 11/07/24 check date 11/13/24 (Petrovsky)	200.00
	12/09/2024	PR 12/5/24		Meeting date 12/05/24 check date 12/11/24 (Petrovsky)	200.00
	01/21/2025	PR 01/16/25		Meeting date 01/16/25check date 01/22/25 (Petrovsky)	200.00
	02/07/2025	PR 02/06/25		Meeting date 02/06/25check date 02/11/25 (Petrovsky)	200.00
	03/10/2025	PR 03/06/25		Meeting date 03/06/25check date 03/14/25 (Petrovsky)	200.00
	04/04/2025	PR 04/03/25		Meeting date 04/03/25 check date 04/08/25 (Petrovsky)	200.00
					1,400.00
Total 01-1321 · Supervisor Fees					

# Winding Cypress Community Development District Expenditures October 2024 through April 2025

	Date	Invoice #	Vendor	Memo	Amount
01-1322 · Payroll processing fee	10/07/2024	PR 10/04/24		Meeting date 10/04/24 check date 10/08/24 (Petrovsky)	50.75
	11/11/2024	PR 11/07/24		Meeting date 11/07/24 check date 11/13/24 (Petrovsky)	50.75
	12/09/2024	PR 12/5/24		Meeting date 12/05/24 check date 12/11/24 (Petrovsky)	50.75
	12/31/2024		Paymaster	Paymaster fee	107.95
	01/21/2025	PR 01/16/25		Meeting date 01/16/25check date 01/22/25 (Petrovsky)	50.75
	01/30/2025		Paymaster	W2 processing fee	62.95
	02/07/2025	PR 02/06/25		Meeting date 02/06/25check date 02/11/25 (Petrovsky)	50.78
	03/10/2025	PR 03/06/25		Meeting date 03/06/25check date 03/14/25 (Petrovsky)	50.78
	04/04/2025	PR 04/03/25		Meeting date 04/03/25 check date 04/08/25 (Petrovsky)	50.78
					526.24
Total 01-1322 · Payroll processing fee					
01-1323 · Payroll tax expense	10/07/2024	PR 10/04/24		Meeting date 10/04/24 check date 10/08/24 (Petrovsky)	15.30
	11/11/2024	PR 11/07/24		Meeting date 11/07/24 check date 11/13/24 (Petrovsky)	15.30
	12/09/2024	PR 12/5/24		Meeting date 12/05/24 check date 12/11/24 (Petrovsky)	15.30
	01/21/2025	PR 01/16/25		Meeting date 01/16/25check date 01/22/25 (Petrovsky)	15.30
	02/07/2025	PR 02/06/25		Meeting date 02/06/25check date 02/11/25 (Petrovsky)	15.30
	03/10/2025	PR 03/06/25		Meeting date 03/06/25check date 03/14/25 (Petrovsky)	15.30
	04/04/2025	PR 04/03/25		Meeting date 04/03/25 check date 04/08/25 (Petrovsky)	15.30
					107.10
Total 01-1323 · Payroll tax expense					
01-1330 · Arbitrage Rebate Fee	01/16/2025	003600	LLS Tax Solutions Inc	Arbitrage Rebate calc report fee Series 2015	650.00
					650.00
Total 01-1330 · Arbitrage Rebate Fee					
01-1450 · Insurance	10/01/2024	24814	Egis Insurance Advisors LLC	policy# 1001234281 10/1/24-10/1/25	6,858.00
					6,858.00
Total 01-1450 · Insurance					
01-1480 · Legal Advertisements	10/30/2024	0006746841	Gannett Florida LocalIQ	FY 24/25 Workshop Schedule	245.04
	10/30/2024	0006746841	Gannett Florida LocalIQ	Notice of Reg Board Mtg	248.96
	11/30/2024	0006818680	Gannett Florida LocalIQ	Notice of Reg Board Mtg	241.12
	01/31/2025	0006933330	Gannett Florida LocalIQ	Notice of Workshop	241.12
	01/31/2025	0006933330	Gannett Florida LocalIQ	Notice of Reg Board Mtg	248.96
	02/28/2025	0006984900	Gannett Florida LocalIQ	Notice of Workshop	241.12
	02/28/2025	0006984900	Gannett Florida LocalIQ	Notice of Reg Board Mtg	248.96
	03/31/2025	0007039178	Gannett Florida LocalIQ	Notice of Reg Board Mtg	256.80
					1,972.08
Total 01-1480 · Legal Advertisements					

Winding Cypress Community Development District  
Expenditures  
October 2024 through April 2025

	Date	Invoice #	Vendor	Memo	Amount
01-1512 · Miscellaneous	11/30/2024	2024-1594	Special District Services	travel	111.22
	12/31/2024	2024-1824	Special District Services	travel	111.22
	12/31/2024	2024-1824	Special District Services	conference calls	37.58
	01/31/2025	2025-0065	Special District Services	travel	111.22
	01/31/2025	402	Clark D Bennett	revise amortization schedule	150.00
	02/28/2025	2025-0178	Special District Services	travel	116.20
	02/28/2025	2025-0178	Special District Services	Mailouts	15.00
	03/31/2025	2025-0306	Special District Services	travel	116.20
	03/31/2025	2025-0306	Special District Services	conference calls	9.39
	04/30/2025	2025-0438	Special District Services	travel	35.00
					1.82
Total 01-1512 · Miscellaneous					814.85
01-1513 · Postage and Delivery	10/31/2024	2024-1461	Special District Services	FedEx	48.64
	11/30/2024	2024-1594	Special District Services	FedEx	53.06
	12/09/2024	12/9/24	Collier County Tax Collector,	pro rata share of postage for tax billing	113.92
	12/31/2024	2024-1824	Special District Services	FedEx	45.36
	02/28/2025	2025-0178	Special District Services	FedEx	25.31
	02/28/2025	2025-0178	Special District Services	Postage	22.62
	03/31/2025	2025-0306	Special District Services	FedEx	33.04
	04/30/2025	2025-0438	Special District Services	FedEx	22.94
					364.89
Total 01-1513 · Postage and Delivery					
01-1514 · Office Supplies	10/31/2024	2024-1461	Special District Services	copier charges	46.20
	11/30/2024	2024-1594	Special District Services	copier charges	3.90
	11/30/2024	2024-1594	Special District Services	meeting books	32.00
	12/31/2024	2024-1824	Special District Services	copier charges	117.00
	12/31/2024	2024-1824	Special District Services	meeting books	32.00
	01/31/2025	2025-0065	Special District Services	copier charges	7.05
	02/28/2025	2025-0178	Special District Services	copier charges	65.25
	03/31/2025	2025-0306	Special District Services	copier charges	28.35
	03/31/2025	2025-0306	Special District Services	meeting books	24.00
	04/30/2025	2025-0438	Special District Services	copier charges	31.35
					28.00
Total 01-1514 · Office Supplies					415.10

Winding Cypress Community Development District  
Expenditures  
October 2024 through April 2025

	Date	Invoice #	Vendor	Memo	Amount
<b>01-1540 · Dues, License &amp; Subscriptions</b>					
Total 01-1540 · Dues, License & Subscriptions					175.00
<b>01-1550 · Trustee Fees</b>					175.00
	10/01/2024	91211	Florida Commerce	special district fee FY 24/25	
	12/24/2024	7588528	US Bank (trustee fees)	Series 2015 12/01/2024 - 11/30/2025	4,246.25
	02/25/2025	7658398	US Bank (trustee fees)	Series 2019 02/01/2025 - 01/31/2026	4,031.25
Total 01-1550 · Trustee Fees					8,277.50
<b>01-1813 · Preserve Maintenance</b>					
Total 01-1813 · Preserve Maintenance	12/31/2024	CESI-021489	Collier Environmental Services	Annual Maintenance treatment to wetland preserves	75,100.00
<b>Total Expenditures</b>					75,100.00
					<b>180,084.33</b>

WINDING CYPRESS CDD  
TAX COLLECTIONS  
2024 - 2025

#	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
										\$1,445,762	\$608,955	\$526,548	\$310,259	\$608,955	\$526,548	\$310,259		
										\$1,381,020	\$607,280	\$486,750	\$286,990	\$607,280	\$486,750	\$286,990	\$486,750	\$286,990
1	1	Collier CV Tax Collector	10/31/24	NAV Taxes						\$ 4,669.93	\$ 2,118.27	\$ 1,831.70	\$ 1,079.30	\$ 1,966.88	\$ 1,700.85	\$ 1,002.20	\$ 1,700.85	\$ 1,002.20
2	2	Collier CV Tax Collector	11/08/24	NAV Taxes						\$ 6,582.69	\$ 2,947.07	\$ 2,548.30	\$ 1,501.55	\$ 2,772.49	\$ 2,397.50	\$ 1,412.70	\$ 2,397.50	\$ 1,412.70
3	3	Collier CV Tax Collector	11/14/24	NAV Taxes						\$ 140,181.40	\$ 62,759.75	\$ 54,266.70	\$ 31,975.95	\$ 59,044.25	\$ 51,054.15	\$ 30,083.00	\$ 51,054.15	\$ 30,083.00
4	4	Collier CV Tax Collector	11/21/24	NAV Taxes						\$ 161,195.71	\$ 72,158.00	\$ 62,393.10	\$ 36,764.30	\$ 67,895.51	\$ 58,707.55	\$ 34,592.65	\$ 58,707.55	\$ 34,592.65
5	5	Collier CV Tax Collector	12/06/24	NAV Taxes						\$ 798,188.56	\$ 357,352.38	\$ 308,992.80	\$ 182,069.90	\$ 336,196.86	\$ 290,700.35	\$ 171,291.35	\$ 290,700.35	\$ 171,291.35
6	6	Collier CV Tax Collector	12/09/24	NAV Taxes						\$ 33,650.16	\$ 15,065.27	\$ 13,026.60	\$ 7,675.75	\$ 14,173.31	\$ 12,255.45	\$ 7,221.40	\$ 12,255.45	\$ 7,221.40
7	7	Collier CV Tax Collector	12/12/24	NAV Taxes						\$ 82,890.53	\$ 37,081.19	\$ 32,063.10	\$ 18,892.75	\$ 34,913.43	\$ 30,188.75	\$ 17,788.35	\$ 30,188.75	\$ 17,788.35
8	8	Collier CV Tax Collector	12/24/24	NAV Taxes						\$ 20,434.88	\$ 9,054.42	\$ 7,829.15	\$ 4,613.25	\$ 8,607.08	\$ 7,442.45	\$ 4,385.35	\$ 7,442.45	\$ 4,385.35
9	9	Collier CV Tax Collector	01/09/25	NAV Taxes						\$ 29,829.18	\$ 13,216.98	\$ 11,428.35	\$ 6,734.00	\$ 12,563.98	\$ 10,863.80	\$ 6,401.40	\$ 10,863.80	\$ 6,401.40
10	Int - 1	Collier CV Tax Collector	01/09/25	Interest						\$ 1,076.50	\$ 1,076.50			\$ 1,076.50				
11	10	Collier CV Tax Collector	02/07/25	NAV Taxes						\$ 23,419.10	\$ 10,270.79	\$ 8,880.95	\$ 5,233.00	\$ 9,864.00	\$ 8,529.30	\$ 5,025.80	\$ 8,529.30	\$ 5,025.80
12	11	Collier CV Tax Collector	03/06/25	NAV Taxes						\$ 21,572.54	\$ 9,375.38	\$ 8,106.65	\$ 4,776.75	\$ 9,086.19	\$ 7,856.80	\$ 4,629.55	\$ 7,856.80	\$ 4,629.55
13	12	Collier CV Tax Collector	04/07/25	NAV Taxes						\$ 23,798.78	\$ 10,228.62	\$ 8,844.40	\$ 5,211.45	\$ 10,023.98	\$ 8,667.55	\$ 5,107.25	\$ 8,667.55	\$ 5,107.25
14	Int - 2	Collier CV Tax Collector	04/07/25	Interest						\$ 126.41	\$ 126.41			\$ 126.41				
15	15									\$								
16	16									\$								
17	17									\$								
18	18									\$								
19	19									\$								
20	20									\$								
21	21									\$								
										\$ 1,347,616.37	\$ 602,831.03	\$ 520,211.80	\$ 306,527.95	\$ 568,310.87	\$ 490,364.50	\$ 288,941.00	\$ 490,364.50	\$ 288,941.00

Assessment Roll = \$1,445,761.68  
  
O&M: 608,954.68  
13 Debt: 526,548.00  
18 Debt: 310,259.00  
1,445,761.68

Tax Collections  
98.80%

Note: \$1,445,762, \$608,955, \$526,548 and \$310,259 are 2024/2025 budgeted assessments before discounts and fees.  
\$1,381,020, \$607,280, \$486,750 and \$286,990 are 2024/2025 budgeted assessments after discounts and fees.

\$ 1,428,367.87  
\$ 1,202.91  
\$ (602,831.03)  
\$ (520,211.80)  
\$ (306,527.95)  
\$ 1,347,616.37  
\$ (568,310.87)  
\$ (490,364.50)  
\$ (288,941.00)  
\$