



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 7, 2025
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 7, 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. July 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Lake Bank Remediation 2025
 - 2. Discussion Regarding Lake Bank Remediation 2026
- H. New Business
 - 1. Discussion Regarding Alternative Funding Sources
 - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 6
- I. Public Hearing
 - 1. Proof of Publication.....Page 9
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 10
 - 4. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Assessment Roll.....Page 20
- J. Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
- K. Comments from the Public
- L. Board Member Comments
- M. Adjourn

Publication Date
2025-07-18

Subcategory
Miscellaneous Notices

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Winding Cypress Community Development District (District) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025

TIME: 1:00 P.M.

LOCATION: The Clubhouse at Winding Cypress

7180 Winding Cypress Drive

Naples, Florida 34114

The purpose of the public hearing is to receive comments and objections on the adoption of the Districts proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (Proposed Budget). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, Phone (561) 630-4922 (District Managers Office), during normal business hours, or by visiting the Districts website at <https://windingcypresscdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing and 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

District Manager

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

www.windingcypresscdd.org

No.11490461 July 18, 25, 2025

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 17, 2025**

A. CALL TO ORDER

The July 17, 2025, Regular 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.

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 July 7, 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
Vice Chairman	Alex Petrovsky	Present
Supervisor	Gerard O’Donohue	Present
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 were those on the attached sign-in sheet.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. May 15, 2025, Regular Board Meeting

A **motion** was made by Supervisor Ciriello, seconded by Supervisor O’Donohue and passed unanimously approving the minutes of the May 15, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Bank Remediation 2025

Mr. Tryka presented an overview of the project. The Fall 2024 Lake Remediation project was the District's first construction project to address ongoing erosion issues associated with the water management lakes. The intent of the project was to address the "hot spots," or worst erosion issues present on the lakes before more comprehensive, lake by lake projects could be budgeted and planned for. The project took place in 11 areas within 7 different lakes. A total of 24 yard drain inlets along with 18 piped connections were proposed.

The District selected Earth Tech Enterprises as the low bidder for the project. Earth Tech used Titan Concrete and Utilities as an underground subcontractor. Work began on the project at the end of February and was completed in May. Limited construction observation was provided onsite by LJA inspectors. The primary purpose was to ensure that the inlets and pipes were installed at the proper locations and elevations per plan, particularly at the connection to the lake. In addition, pay item quantities were also verified.

Approximately one month after the construction work had been completed, the summer rain began to fall in early June. These heavy rains caused washouts of the fill dirt and sod over the new pipe installations from the lake banks to the yard drain inlet. A total of 5 washouts were reported. These washouts were as a result of improper installation of the yard drains and associated pipe connections to the lake. The washouts were likely caused by a combination of inadequate compaction of the soils over and around the new pipes and the new sod on top of the fill material. LJA confirmed all the washouts reported and visited the remainder of the work areas to determine if there were any further problems. These problems were marked on the construction plans and sent to Earth Tech for review. A site visit with Earth Tech was performed on June 25th to go over the problem areas. Earth Tech agreed to fix all of the problem areas as noted as part of their original contract with no additional expenses to the District. (Note: No payment has been made to the contractor at this time). They also stated that they would be onsite with Titan Concrete to assist and supervise all of this repair work as well as providing equipment operators.

Earth Tech was able to complete the work over a 4-day period – July 1-2 and July 7-8. LJA had an inspector onsite for each of those 4 days to witness the construction and compaction methods as well as taking photos and videos of the work. As the Engineer of Record, I performed a site visit on the afternoon of July 11th to verify that all the work had been completed. The fill dirt and compaction portion of the repair work was satisfactorily completed. However, there were still a few minor issues with the installation and appearance of the final sodding. These sodding issues will be brought back to the contractor for resolution.

Several discussions ensued relating to preventing issues moving forward. More onsite supervision will be provided as well as contract language related to the use of subcontractors.

The Chairman briefly recessed the meet at 2:02 p.m. and reconvened the meeting at 2:04 p.m.

H. NEW BUSINESS

1. Discussion Regarding Lake Bank Remediation 2026

Mr. Tryka presented the 2026 remediation will include installing the drains and sodding similar to the 2025 project. However, the 2026 project will involve the addition of smoothing out and reshaping the lake banks to the permitted shape and design.

With a target budget of \$500,000, the engineer is recommending that we bid the project out lake by lake, starting with the lakes around the Amenity Center, as it is the most visible area. Bidding lake by lake will help the District maximize the budget.

A discussion ensued regarding the best way to pay for the project of 30 lakes. The Board has requested a comparison with the feasibility and costs of taking out a loan or bond versus paying on a year-by-year basis. This should include the annual cost per door. Since the proposed budget has been set for this year and cannot be increased, alternative funding for the 2026 project is unlikely, as this would be used for future budgeting cycles.

A **motion** was made by Chairperson Powell, seconded by Supervisor Ciriello and passed unanimously authorizing the District Engineer to proceed working on specs for a 2026 phase of remediation with a bid target of \$500,000.

2. Consider Acceptance of Audit Findings

The audit was shared with all the Board Members and is available on the District's website. There were no questions from the Board Members.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor O' Donohue and passed unanimously accepting the audit findings, as presented.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

- **Financials**

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

There have been some instances where the District needed to have something addressed in a timely manner, such as securing an area or filling in a hole. There were previous discussions regarding how to best move forward in such situations. The HOA landscaping contractor is onsite 5 days a week and could make repairs for the District, as directed by Ms. Krizen and Mr. Tryka, while billing the District. Ms. Krizen has spoken with Glenn from the HOA and Michael with Brightview who both feel that this is an acceptable solution. The Supervisors have requested to be made aware of any tasks assigned to Brightview.

A **motion** was made Chairperson Powell, seconded by Supervisor Ciriello and passed unanimously authorizing District staff to work with Brightview to draft and execute an agreement.

2. Attorney's Report

Ms. Willson had nothing further to report but was available for questions.

J. COMMENTS FROM THE PUBLIC

Mr. Dyckman, Mr. Merola and Ms. Bell all spoke regarding the Lake Bank Project.

K. BOARD MEMBER COMMENTS

Mr. O'Donohue commented that the lake bank remediation line item and some others might need to be readdressed at the final budget meeting.

L. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 3:18 p.m. on a **motion** made by Supervisor O'Donohue, seconded by Supervisor Petrovsky and passed unanimously.

Chairperson/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of August, 2025.

ATTEST:

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 2, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
August 6, 2026
September 3, 2026**

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 ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 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

**NOTICE OF FISCAL YEAR 2025/2026 WORKSHOP SCHEDULE
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the **Winding Cypress Community Development District** will hold Workshop 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 16, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 14, 2026
July 16, 2026**

The Workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agendas for these Workshops may be obtained by contacting the District Manager by email at mkrozen@sdsinc.org or by telephone at 941 223-2475. Workshops may be continued to a date, time, and place to be specified on the record at the Workshop.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these Workshops is asked to advise the District Office at least forty-eight (48) hours prior to the Workshop by contacting the District Manager at 941-223-2475. 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.

Each person who decides to appeal any action taken at these Workshops 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 such appeal is to be based.

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

www.windingcypresscdd.org

PUBLISH: NAPLES DAILY NEWS

Publication Date
2025-07-18

Subcategory
Miscellaneous Notices

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Winding Cypress Community Development District (District) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025

TIME: 1:00 P.M.

LOCATION: The Clubhouse at Winding Cypress

7180 Winding Cypress Drive

Naples, Florida 34114

The purpose of the public hearing is to receive comments and objections on the adoption of the Districts proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (Proposed Budget). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, Phone (561) 630-4922 (District Managers Office), during normal business hours, or by visiting the Districts website at <https://windingcypresscdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing and 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

District Manager

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

www.windingcypresscdd.org

No.11490461 July 18, 25, 2025

RESOLUTION 2025-03
[FY 2025/2026 APPROPRIATION RESOLUTION]

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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2025/2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Winding Cypress Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.
- b. 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, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025/2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025/2026 or within 60 days following the end of the FY 2025/2026 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 this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Budget

Exhibit A

FY 2025 Budget

Winding Cypress Community Development District

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

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2015)**
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)**
- V ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	608,951
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	308,830
Interest Income - Operating	4,000
Interest Income - Preserve	12,000
TOTAL REVENUES	\$ 1,459,997
EXPENDITURES	
Administrative Expenditures	
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
Total Administrative Expenditures	\$ 124,315
Maintenance Expenditures	
Engineering/Inspections	25,000
Preserve Maintenance	79,700
Lake Bank Maintenance	70,000
Lake Remediation	315,265
Total Maintenance Expenditures	\$ 489,965
Total O&M Expenditures	\$ 614,280
REVENUES LESS EXPENDITURES	\$ 845,717
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(285,668)
BALANCE	73,299
County Appraiser & Tax Collector Fee	(49,818)
Discounts For Early Payments	(58,481)
EXCESS/ (SHORTFALL)	\$ (35,000)
Carryover Funds From Prior Year (Preserve Interest)	35,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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	308,830	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
TOTAL REVENUES	1,509,693	\$ 1,457,426	\$ 1,459,997	
EXPENDITURES				
Administrative Expenditures				
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
Total Administrative Expenditures	119,721	\$ 124,315	\$ 124,315	
Maintenance Expenditures				
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)
Total Maintenance Expenditures	\$ 158,734	\$ 494,965	\$ 489,965	
Total O&M Expenditures	\$ 278,455	\$ 619,280	\$ 614,280	
REVENUES LESS EXPENDITURES	1,231,238	\$ 838,146	\$ 845,717	
Bond Payments - Series 2015	(496,527)	(486,750)	(486,750)	2026 Principal & Interest Payments
Bond Payments - Series 2019	(293,915)	(286,990)	(285,668)	2026 Principal & Interest Payments
BALANCE	440,796	64,406	73,299	
County Appraiser & Tax Collector Fee	(21,846)	(49,867)	(49,818)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(54,664)	(58,539)	(58,481)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 364,286	\$ (44,000)	\$ (35,000)	
Carryover Funds From Prior Year (Preserve Interest)	0	44,000	35,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 364,286	\$ -	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 532,267	\$ 487,250	\$ 487,950	
EXPENDITURES				
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
Total Expenditures	\$ 480,125	\$ 487,250	\$ 487,950	
Excess/ (Shortfall)	\$ 52,142	\$ -	\$ -	

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 FINAL 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	285,668	Maximum Debt Service Collection
Prepaid Bond Collection	18,660	0	0	
Total Revenues	\$ 333,151	\$ 287,390	\$ 286,668	
EXPENDITURES				
Principal Payments	85,000	90,000	95,000	Principal Payment Due In 2026
Interest Payments	202,938	197,156	190,581	Interest Payment Due In 2026
Bond Redemption	0	234	1,087	Estimated Excess Debt Collections
Total Expenditures	\$ 287,938	\$ 287,390	\$ 286,668	
Excess/ (Shortfall)	\$ 45,213	\$ -	\$ -	

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
Total For Phases 1 & 2 SF Villas	\$ 1,081.06	\$ 1,643.99	\$ 1,643.98	\$ 1,643.98
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
Total For Phases 1 & 2 SF 50' Units	\$ 1,186.06	\$ 1,748.99	\$ 1,748.98	\$ 1,748.98
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
Total For Phases 1 & 2 SF 65' Units	\$ 1,292.06	\$ 1,854.99	\$ 1,854.98	\$ 1,854.98
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
Total For Phase 3 SF 50' Units	\$ 1,661.06	\$ 2,223.99	\$ 2,223.98	\$ 2,223.98
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
Total For Phase 3 SF 65' Units	\$ 1,776.06	\$ 2,338.99	\$ 2,338.98	\$ 2,338.98

* 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: 2
Total: 766 Units	65' Lots: 132 Units	65' Lots: 76 Units	Billed for 50' Lot Debt: 134
	Total: 554 Units	Total: 212 Units	One New Bond Prepayer For 25/26

RESOLUTION 2025-04
[FY 2025/2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; 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, 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, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2025/2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** 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 is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

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

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll