



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
APRIL 3, 2018
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
Club House at Winding Cypress
7180 Winding Cypress Drive
Naples, FL 34114
REGULAR BOARD MEETING
April 3, 2018
1:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 7, 2018 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 6
- I. Administrative Matters
 - 1. Announce Annual Landowners’ Meeting – November 6, 2018
- J. Board Members Comments
- K. Adjourn

Naples Daily News

NaplesNews.com

Published Daily
Naples, FL 34110

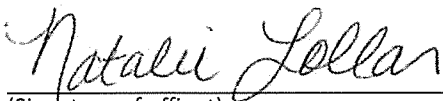
Affidavit of Publication

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Counties of Collier and Lee

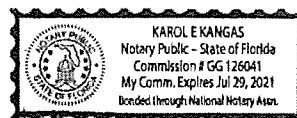
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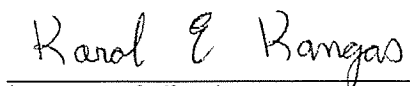
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**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 7, 2017**

A. CALL TO ORDER

The Regular Board Meeting of the Winding Cypress Community Development District was called to order at 1:03 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Naples Daily News* on September 20, 2017, as part of the District’s Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. 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	Scott Brooks	Present
Vice Chairman	Mike Hueniken	Absent
Supervisor	Laura Ray	Present
Supervisor	Patrick Butler	Present
Supervisor	John Fiesler	Present

Also present were the following Staff members:

District Manager	Kathleen Dailey	Special District Services, Inc.
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Also present were: Alyssa Willson of Hopping, Green & Sams (via telephone); Jeff Walker of Special District Services, Inc. (via telephone); and District resident, Dr. James Verbist.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. August 1, 2017, Public Hearing & Regular Board Meeting

The minutes of the August 1, 2017, Public Hearing & Regular Board Meeting were presented for approval.

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 7, 2017**

Ms. Ray noted that Zack Taylor (engineer) was present at the meeting, not Josh Evans. Mr. Brooks noted that on Page 5, Item J should read “board” not “boar”.

A **motion** was then made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the minutes of the August 1, 2017, Public Hearing & Regular Board Meeting, as amended.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget

Resolution No. 2017-06 was presented, entitled:

RESOLUTION NO. 2017-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL
YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO
CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

A **motion** was then made by Ms. Ray, seconded by Mr. Fiesler and passed unanimously to adopt Resolution No. 2017-06, as presented.

I. ADMINISTRATIVE MATTERS

Ms. Dailey went over the upcoming meeting schedule. It was the consensus of the Board to cancel the December 5th meeting and to meet again when there were issues to come before the Board.

J. BOARD MEMBER COMMENTS

Mr. Brooks noted that upon inspection of the lake banks after Hurricane Irma, everything was found to have held up as expected.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:15 p.m. on a **motion** made by Ms. Ray, seconded by Mr. Brooks and passed unanimously.

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 7, 2017**

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Winding Cypress Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 5, 2018 at 1:00 p.m. in the Club House at Winding Cypress, 7180 Winding Cypress Drive, Naples, FL 34114, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 3rd day of April, 2018.

ATTEST:

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Winding Cypress
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O & M Assessments	89,833
Debt Assessments	517,686
Developer Contribution - O & M	0
Interest Income	120
TOTAL REVENUES	\$ 607,639
EXPENDITURES	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	3,500
Management	34,632
Legal	16,250
Assessment Roll	5,000
Audit Fees	3,400
Arbitrage Rebate Fee	650
Insurance	6,172
Legal Advertisements	2,700
Miscellaneous	750
Postage	250
Office Supplies	650
Dues & Subscriptions	175
Trustee Fee	3,780
Continuing Disclosure Fee	1,000
TOTAL EXPENDITURES	\$ 78,909
REVENUES LESS EXPENDITURES	\$ 528,730
Bond Payments	(486,625)
BALANCE	\$ 42,105
County Appraiser Fee	(6,015)
Tax Collector Fee	(12,030)
Discounts For Early Payments	(24,060)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
O & M Assessments	90,091	89,833	89,833	Expenditures Less Interest/.94
Debt Assessments	518,311	517,686	517,686	Bond Payments/.94
Developer Contribution - O & M	0	0	0	
Interest Income	115	120	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	608,517	\$ 607,639	\$ 607,639	
EXPENDITURES				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	3,132	3,500	3,500	No Change From 2017/2018 Budget
Management	33,228	33,924	34,632	CPI Adjustment
Legal	3,496	17,500	16,250	FY 2017/2018 Expenditure Through Dec 2017 Was \$2,878
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2017/2018 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2017/2018 Budget
Insurance	5,100	5,610	6,172	Insurance Company Estimate
Legal Advertisements	2,231	2,700	2,700	No Change From 2017/2018 Budget
Miscellaneous	303	750	750	No Change From 2017/2018 Budget
Postage	296	250	250	No Change From 2017/2018 Budget
Office Supplies	258	750	650	\$100 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,709	3,800	3,780	\$20 Decrease From 2017/2018 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
TOTAL EXPENDITURES	61,778	\$ 78,909	\$ 78,909	
REVENUES LESS EXPENDITURES	546,739	\$ 528,730	\$ 528,730	
Bond Payments	(491,945)	(486,625)	(486,625)	2019 P & I Payments Less Earned Interest
BALANCE	54,794	\$ 42,105	\$ 42,105	
County Appraiser Fee	(5,234)	(6,015)	(6,015)	One Percent Of Total Assessment Roll
Tax Collector Fee	(11,850)	(12,030)	(12,030)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(15,851)	(24,060)	(24,060)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 21,859	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 21,859	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	761	150	225	Projected Interest For 2018/2019
Developer Contribution	352,375	0	0	November 2016 Payment Was Developer Funded
NAV Tax Collection	491,945	486,625	486,625	Maximum Debt Service Collection
Total Revenues	\$ 845,081	\$ 486,775	\$ 486,850	
EXPENDITURES				
Principal Payments	170,000	130,000	135,000	Principal Payment Due In 2019
Interest Payments	361,350	352,950	347,750	Interest Payments Due In 2019
Bond Redemption	0	3,825	4,100	Estimated Excess Debt Collections
Total Expenditures	\$ 531,350	\$ 486,775	\$ 486,850	
Excess/ (Shortfall)	\$ 313,731	\$ -	\$ -	

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 1/1/18 =	\$7,240,000		

**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Original Projected Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
O & M For Phases 1 & 2 SF Villas	\$ -	\$ 164.53	\$ 164.53	\$ 164.53
<u>Debt For Phases 1 & 2 SF Villas</u>	<u>\$ 835.00</u>	<u>\$ 835.00</u>	<u>\$ 835.00</u>	<u>\$ 835.00</u>
Total For Phases 1 & 2 SF Villas	\$ 835.00	\$ 999.53	\$ 999.53	\$ 999.53
O & M For Phases 1 & 2 SF 50' Units	\$ -	\$ 164.53	\$ 164.53	\$ 164.53
<u>Debt For Phases 1 & 2 SF 50' Units</u>	<u>\$ 939.00</u>	<u>\$ 939.00</u>	<u>\$ 939.00</u>	<u>\$ 939.00</u>
Total For Phases 1 & 2 SF 50' Units	\$ 939.00	\$ 1,103.53	\$ 1,103.53	\$ 1,103.53
O & M For Phases 1 & 2 SF 65' Units	\$ -	\$ 164.53	\$ 164.53	\$ 164.53
<u>Debt For Phases 1 & 2 SF 65' Units</u>	<u>\$ 1,043.00</u>	<u>\$ 1,043.00</u>	<u>\$ 1,043.00</u>	<u>\$ 1,043.00</u>
Total For Phases 1 & 2 SF 65' Units	\$ 1,043.00	\$ 1,207.53	\$ 1,207.53	\$ 1,207.53
O & M For Phase 3 SF Villas	\$ -	\$ -	\$ -	\$ -
<u>Debt For Phase 3 SF Villas</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Phase 3 SF Villas	\$ -	\$ -	\$ -	\$ -
O & M For Phase 3 SF 50' Units	\$ -	\$ -	\$ -	\$ -
<u>Debt For Phase 3 SF 50' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Phase 3 SF 50' Units	\$ -	\$ -	\$ -	\$ -
O & M For Phase 3 SF 65' Units	\$ -	\$ -	\$ -	\$ -
<u>Debt For Phase 3 SF 65' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Phase 3 SF 65' Units	\$ -	\$ -	\$ -	\$ -

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phases 1 & 2: 546 Units
Phase 3: 235 Units
 Total: 781 Units

Phases 1 & 2:

Villas: 94 Units
 50' Lots: 310 Units
65' Lots: 142 Units
 Total: 546 Units

Phase 3:

Villas: 28 Units
 50' Lots: 136 Units
65' Lots: 71 Units
 Total: 235 Units