

*Wynnfield Lakes
Community Development District*

March 20, 2019

Wynnfield Lakes

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092
Phone: 904-940-5850 - Fax: 904-940-5899

March 13, 2019

Board of Supervisors
Wynnfield Lakes Community
Development District

Dear Board Members:

The Board of Supervisors meeting of the Wynnfield Lakes Community Development District will be held Wednesday, March 20, 2019 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes of the January 16, 2019 Meeting
- IV. Discussion of Policies Related to Recreation Field Use
- V. Acceptance of the Fiscal Year 2018 Audit Report
- VI. Discussion of Proposed Fiscal Year 2020 Budget
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager – Memorandum
 - E. Amenity Manager
- VIII. Audience Comments / Supervisors' Requests
- IX. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule
- X. Next Scheduled Meeting – May 15, 2019 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224
- XI. Adjournment

Enclosed for your review and approval are the minutes of the January 16, 2019 meeting.

The fifth order of business is acceptance of the Fiscal Year 2018 audit report. A copy of the report is enclosed for your review.

The sixth order of business is discussion of the proposed Fiscal Year 2020 budget. A copy of the budget is enclosed for your review.

Enclosed for your review and approval are the check register, balance sheet and income statement, and special assessment receipt schedule.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

AGENDA

Wynnfield Lakes Community Development District Agenda

Wednesday
March 20, 2019
6:00 p.m.

University of North Florida
University Center
12000 Alumni Drive, Room 1090
Jacksonville, Florida
Call In # 1-800-264-8432 Code 733334
www.wynnfieldlakescdd.com

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XI. Adjournment

MINUTES

MINUTES OF MEETING
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, January 16, 2019 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.

Present and constituting a quorum were:

Dr. Kristi Sweeney	Chairman
Luis Diaz-Rodriguez	Supervisor
Kate Priddy	Supervisor
Claire Marsh	Supervisor
Sharon Thomaszfski	Supervisor

Also present were:

Daniel Laughlin	District Manager
Don Craig	District Engineer
Jason Walters	District Counsel
Chris Hall	Riverside Management Services

The following is a summary of the discussions and actions taken at the January 16, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Laughlin stated Goosemasters is here to talk about the egg program so we're going to let them speak first.

The Goosemasters representative stated we wanted to make everyone aware that the association has pulled the permit for Wynnfield Lakes and that takes care of all of the common areas. Any eggs or nesting that goes on we do what's called "paddle" the eggs or if they are faced with endangerment we will pick the nest up. We will not go on landowner's property without an email from them but if you do have a nest on property we will take care of it with your permission. I would highly recommend not getting near them because they are very

dangerous when there is a nest in the area. The nesting season runs from the first of March through June so we will keep watching all of the eggs. It's a way of controlling the population legally. We also want to talk about feeding the geese. Feeding geese creates a problem called "angel wings" or "droop wing". You had one goose out there that could not fly. In fact, a lot of people saw it and came up to it and when it would run it would tumble and fall over. We now have that goose where it can fly a little. There is a Florida Statute on feeding geese so it is against the law. People need to be aware there are fines that can come with feeding geese. Marsh Landing imposed a fine and put a lien on one resident's house until she paid it.

Dr. Sweeney asked would that be the HOA's responsibility?

Mr. Walters stated I won't complicate it with the analysis of why the CDD can't do that but the HOA could.

Dr. Sweeney stated I would recommend we have Richard send an email out to let residents know. We've sent notices out before but I think because we are spending money to do this it would be good to provide them a little more information. I think if it's known how it affects the geese they might think twice about it.

A resident asked is it going to take three years to get rid of them?

The Goosemasters representative responded you're never going to get rid of them completely. We're going to cut the numbers down. Since we've been here we've seen a substantial drop in numbers because we count regularly. We're not on your site 24/7 so what we try to do is control it the best that we can.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2019-01 Declaring a Vacancy for Seats 2 and 4

Mr. Walters stated by Statute you have terms for all of the seats and there are occasions where no one will run for a particular seat that is expiring. When that happens, the existing supervisor will remain in that seat and it says by Statute the Board will declare the vacancy, so that is what the resolution is for. In terms of the two seats that no one qualified for, by law Supervisor Stanley and Supervisor Sweeney are still in those seats but the Board will declare this vacancy and then they have the authority to fill those vacancies by a motion to appoint. The qualifications are you have to be a registered voter residing within the District.

On MOTION by Dr. Sweeney seconded by Mr. Rodriguez with all in favor Resolution 2019-01 was approved.

B. Consideration of Appointing New Supervisors

Mr. Laughlin stated I received an email from a resident expressing interest in filling the vacancy so we will open it up to questions. Dr. Sweeney is also interested.

Ms. Thomaszfski stated I have an Associates Degree in programming and a four-year degree in communications. I served as Secretary on two different HOA boards when I lived in Myrtle Beach and I am a registered voter.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor appointing Sharon Thomaszfski to fill seat number two was approved.

On MOTION by Ms. Marsh seconded by Ms. Priddy with all in favor appointing Dr. Kristi Sweeney to fill seat number four was approved.

C. Oath of Office for Newly Appointed Supervisors

Mr. Laughlin administered an oath of office to Ms. Thomaszfski and Dr. Sweeney.

D. Consideration of Resolution 2019-02, Designating Officers

Mr. Laughlin stated currently Dr. Sweeney is the Chairperson, Terry was the Vice Chairman and all other supervisors are Assistant Secretaries. Of my office, Dave deNagy is Secretary, James Perry is Treasurer and Assistant Secretary and James Oliver, Patti Powers and Rich Hans are Assistant Secretaries for document signing purposes.

Mr. Walters stated the two key questions are Chair and Vice Chair. Obviously, we lost our Vice Chair so we can either do it my motion on each one or if it's the will of the Board that Dr. Sweeney remain Chair we can seek an appointment for Vice Chair and then we will fill in the rest of the resolution accordingly.

Mr. Diaz-Rodriguez stated I would like to submit my name for Vice Chair and the strength of my suggestion is I've been on the Board longer than the other members.

On MOTION by Mr. Diaz-Rodriguez seconded by Dr. Sweeney with all in favor Mr. Diaz-Rodriguez serving as Vice Chair was approved.

Mr. Laughlin stated since Dave deNagy is now retired I would ask that I serve as Secretary and we will have Dave on as Assistant Secretary.

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor Mr. Laughlin serving as Secretary and Mr. deNagy serving as Assistant Secretary was approved.

On MOTION by Ms. Marsh seconded by Ms. Priddy with all in favor Dr. Sweeney serving as Chair was approved.

On MOTION by Ms. Marsh seconded by Ms. Priddy with all in favor Resolution 2019-02 with all remaining position remaining the same was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 14, 2018 Meeting

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the November 14, 2018 meeting were approved.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated you have in front of you a couple of letters for information purposes. The first letter is from the Fowler, Hein, Cheatwood & Williams law firm. He essentially represents the owner of the multi-family property within the District. There is some history going back there and I've tried to briefly summarize it in my response letter, but when the community was master-planned it was a single family product and then a condo/townhouse type product so it was always an ownership based model. There weren't going to be any "rental" properties within

the community. That property was developed, got sold and sold again so it changed ownership a few times and at some point they applied to the County for a land-use change from a condo product to an apartment product and that's not something we have any authority in and the County approved that. Throughout the years we've tried to cooperate with them and to the extent possible not use words like apartment or rental on the signage and things like that. At one point they came to us to get an easement for placing a sign advertising the available units and we said at that time we were okay with as long as they didn't use those type of words. It was nothing we could force on them; it was just in the spirit of cooperation. As you can see from his letter they've come to the District a few times over signage but they are planning to put the word apartments on their signage. If you look through his letter he's correct in term of the sign is on their property and we don't have any authority over that. If he has gone through the property channels of the HOA and to the extent it was approved, there is nothing we can do about it but I did feel the need to respond to his letter so you'll see my response behind his letter. It's more for informational purposes and I took some liberties to vent some of my own frustrations from the years of dealing with this issue to try and say there's nothing we can do to stop them, but it certainly will be something the Board will consider in the future. It's up to the Board obviously but I felt it was at least worth a response to state our position.

Dr. Sweeney stated I know I've looked at three different signs since I've been on the Board. Is it possible to ask that they provide documentation of the approval by the HOA?

Mr. Walters stated the HOA can drop the hammer. The HOA has the authority here, not the CDD and that's why I copied the HOA representative on the letter. I made it clear they need HOA approval for the signage. Whether they've done that or not, I can't tell, but if they haven't and the HOA takes exception to it, the HOA can certainly take action.

Mr. Diaz-Rodriguez stated the HOA has not been approached officially, either through our management company or directly.

Dr. Sweeney asked what happens if they do proceed?

Mr. Walters stated if they proceed and needed HOA approval and didn't seek it, the HOA could certainly take action through whatever their enforcement procedures are. It's really up to the HOA. Like I said, this is just informational and I just wanted you to be aware of the realities of the situation.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. Operation Manager's Report - Memorandum

Mr. Hall stated the Yellowstone proposal you have in front of you is to repair everything that is in the pond erosion report, except for the repair on the homeowner's property that we are splitting the cost with.

Mr. Laughlin stated we ended up approving an amount not to exceed \$5,000 for the erosion repairs at the last meeting but it ended up coming in just under so we had to bring it back for approval.

On MOTION by Dr. Sweeney seconded by Ms. Marsh with all in favor the Yellowstone proposal for pond erosion repairs in an amount not to exceed \$5,195 was approved.

Mr. Hall stated Richard and I have been trying to figure out the best way to get a bigger screen for the dive-in movies. Some of the palm trees around the pool deck are dying so we'd like to remove some of them and we will fill it in with rubber mulch. Richard will have proposals at the next meeting. At the last meeting it was brought up to put a backboard on the tennis courts. I've found three different sizes, 8x8 for \$1,675, 8x12 for \$2,395, and 8x16 for \$3,355. That does not include shipping and most companies charge about \$750.

Mr. Diaz-Rodriguez stated in the past in places where I've worked they just got 3/4" plywood and attached it to the fence and it cost maybe \$20 to do that. I can't wrap my head around spending that much money. Look into the possibility.

Dr. Sweeney let's table this for now. I didn't expect it to cost that much.

E. Amenity Manager

Dr. Sweeney stated Richard is not here. We had an issue where a group of residents had a soccer team, they hired a coach, and it was brought to my attention that it was about \$300 a kid. I happened to be working out in the fitness center and all these kids were knocking on the door asking to come in so I asked if they had a key and they said no, we don't live here. I asked if the

coach had a key and they said no, he doesn't live here. There were multiple practices so it was organized. I do think we have to address it for a couple reasons. Coastal Kicks made a proposal to us and we agreed as a Board to let them use CDD property. When that proposal was brought to the Board one of my fellow supervisors couldn't believe that I would ask if they were going to give a portion of the amount that they were paying in case we need to maintain the field. The majority of what people are paying for with the fees is for field space or gym time and there is an additional liability. I spent \$1,200 for JFC for my daughter for the year, but JFC spends \$250,000 with the City to maintain the park. I don't think we want to discourage people from using it. I do think there could be times Coastal Kicks could use it or if somebody wanted to host a soccer clinic as long as it comes to us for approval. There are a number of issues and then it gets concerning. I think to help Richard we need to address it. I do have a daughter that plays and I thought about her playing rec and it would have been easy for me, as a resident, to go out and find a coach and everybody pays half as much to the coach if we don't pay for the field and the girls can just go and play but I don't see that fair for a lot of reasons. The field then has more use and maintenance and we just put ourselves in a position where we're scheduling the field and residents battling for field space.

Mr. Walters stated I have communities with expensive fields with very organized systems. I think they have close to ten fields and the programs all contribute in excess of \$15,000 a year because with that much use you have to re-sod the fields every few years. Part of the issue is use versus exclusive use, meaning if someone is covering the field no one else in the community can use it. If you have organized sports play you have to maintain the field to some level. Part of it is just come and speak to us and let's be coordinated. We've been reasonable with other groups. We've given Coastal Kicks permission for certain times so if you go out at the same time we've got a conflict. Richard was frustrated and in a tough spot in terms of "show me where I can't do this" and they pointed to absurd examples such as cricket on the tennis court. The question is do we look at our policies and have a prohibition against organized use unless you come to the Board for approval.

Dr. Sweeney stated I think if we had a statement that anything that's organized and commercial that more than 30% of the participants don't live in the neighborhood.

A resident stated when Richard emailed me I asked if we could apply similar rules as the pool. You can bring four or five guests to the pool so if that ratio were to stay the same for a

practice it's in the same spirit that not every single kid has to live here. Richard was looking for a standard rule.

Mr. Walters stated you want to have community involvement and have the kids in the neighborhood to go and play. What you don't want is a guy who has one kid in the neighborhood who is charging \$400 a kid and making \$5,000 off this and he's just using your field because it's there. It's hard to find that balance.

Ms. Thomaszfski asked are we getting anything from Coastal Kicks right now?

Mr. Diaz-Rodriguez responded no we're not.

Dr. Sweeney stated we agreed we would allow the program and we would re-evaluate so we re-evaluated and we didn't spend any more and we got a great response from the neighbors about it.

A resident stated Coastal Kicks is just once a week.

Ms. Thomaszfski stated but they park in the parking lot, use the trash bins and the bathrooms so that's quite a bit of maintenance.

Mr. Hall stated that's Richard's concern. Before the meeting I went up to the amenity center and the parking lot was full and Coastal Kicks was having practice. It kind of discourages residents that are there and if it's in the spring or summer it's going to get full.

Dr. Sweeney asked could Richard determine what is reasonable use and send something to the Board if needed?

Mr. Walters stated again, it puts Richard in a tough spot because he's now the arbiter of what is reasonable use and I wouldn't want to be that judge either. The question is really do we want some sort of policy on this. It's not something we would define tonight; we would come back with that. He's had some other suggestions on other things so maybe we bring it all at once. We will have staff put our heads together and we will bring that back at the next meeting.

A resident asked for permission to use the field for intermittent football practice for the next two months. The Board discussed the request and decided to allow the request and noted a policy will be put in place in the future.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor granting the resident's request to allow use of the recreation field for sports practice until the next meeting was approved.

Mr. Rodriguez stated there are also issues with swim and tennis lessons.

Mr. Walters stated that will all be covered under the same proposal.

Mr. Diaz-Rodriguez stated speaking of the tennis courts; the lights are on all the time.

Dr. Sweeney stated can we ask the security guard to check it since he's there at various hours and report back.

Mr. Diaz-Rodriguez asked what exactly is Lake Doctors supposed to be doing?

Mr. Laughlin responded water treatment. They keep things like algae blooms from happening and stock it with carp if needed.

Mr. Diaz-Rodriguez asked does that include trash around the lakes?

Mr. Hall responded they do not pick up trash. RMS does that.

Mr. Diaz-Rodriguez stated there's a plant that's growing right on the edge of the lakes.

Mr. Hall stated we're seeing that so we can have Lake Doctors spray it.

Ms. Thomaszfski stated at our last HOA meeting some residents were complaining about trash in the lakes.

Mr. Laughlin stated Lake Doctors could do that they would probably just charge more on top of their monthly fee.

Dr. Sweeney stated find out how much Lake Doctors would charge and how much it would cost to have RMS pick up trash more than once a month.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Mr. Laughlin stated we got a proposal to get the pond bank erosion fixed and we're still trying to get a hold of the other resident because work has to be done on the property line. Ideally we could get the CDD and both homes to split the cost equally and we would need permission to go on their property, which the Bradford's have already done. We've written up an agreement that they are reviewing. The other house is filled by renters apparently so we have to get a hold of the landlord.

Dr. Sweeney stated a resident sent me an email asking if we could change our policy on our gym hours. He likes to work out at 4:30 a.m. and we currently open at 5:00 a.m.

Mr. Hall stated that is what's in the policies.

Mr. Walters stated the Board can set the hours to whatever they would like.

Dr. Sweeney stated I'd like to change the policy to open at 4:00 a.m. and close at midnight.

On MOTION by Dr. Sweeney seconded by Mr. Thomaszfski with all in favor changing the hours of the fitness center to 4:00 a.m.–12:00 a.m. was approved.

Mr. Peter McCary, 11895 Wynnfield Lakes Circle, stated the water in the fitness center is spring water in the five gallons bottles that have to be replaced periodically. I don't know if it would be a cost savings, but I know it would a savings in labor, to just replace that with water lines. The other thing is the toilet paper in the bathrooms are just a single-roll spindle and I think it would helpful to get the industrial ones that hold reserve paper. There were literally four different rolls of toilet paper in different levels of use sitting around when I went in there this morning.

Dr. Sweeney asked Mr. Hall to look into the requests.

Ms. Thomaszfski stated my question was more of a follow-up from the last meeting on the fitness equipment that may or may not be under warranty. Just leave Richard a note to follow-up on that.

Dr. Sweeney stated I had a neighbor ask about adding additional swings on the playground; specifically a second infant swing.

Mr. Hall stated I can look into the cost of that.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Laughlin stated the total of the check run is \$98,506.53. I will point out the insurance payment for FY19 was paid, which was a large sum, as well as the assessment roll administration fee, which was \$5,000.

On MOTION by Ms. Priddy seconded by Dr. Sweeney with all in favor the Check Register was approved.

B. Balance Sheet & Income Statement

A copy of the balance sheet and income statement was included in the agenda package.

C. Special Assessment Receipt Schedule

Mr. Laughlin stated we are currently 96.5% collected.

NINTH ORDER OF BUSINESS

**Next Meeting Scheduled – March 20, 2019,
6:00 p.m. at the University of North Florida,
University Center, 12000 Alumni Drive,
Room 1090, Jacksonville, FL 32224**

Mr. Laughlin stated the next meeting will be March 20, 2019 at 6:00 p.m. at this location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

**WYNNFIELD LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Wynnfield Lakes Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Wynnfield Lakes Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 30, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated January 30, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

January 30, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Wynnfield Lakes Community Development District ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position balance of (\$3,156,327).
- The change in the District's total net position in comparison with the prior fiscal year was \$130,296, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$722,444, an increase of \$52,365 in comparison with the prior fiscal year. The fund balance is non spendable for prepaid items, restricted for debt service, assigned for capital reserves and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2018	2017	
Current and other assets	\$ 757,977	\$ 696,878	
Capital assets, net of depreciation	2,404,995	2,587,558	
Total assets	3,162,972	3,284,436	
Deferred outflows of resources	251,985	261,741	
Current liabilities	143,788	137,143	
Long-term liabilities	6,427,496	6,695,657	
Total liabilities	6,571,284	6,832,800	
Net position			
Net investment in capital assets	(3,770,516)	(3,846,358)	
Restricted	287,561	289,810	
Unrestricted	326,628	269,925	
Total net position	\$ (3,156,327)	\$ (3,286,623)	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 1,028,007	\$ 993,607
Operating grants and contributions	6,871	2,917
General revenues	7,316	4,449
Total revenues	<u>1,042,194</u>	<u>1,000,973</u>
Expenses:		
General government	98,252	114,427
Maintenance and operations	539,427	525,133
Interest	274,219	278,461
Total expenses	<u>911,898</u>	<u>918,021</u>
Change in net position	<u>130,296</u>	<u>82,952</u>
Net position - beginning	<u>(3,286,623)</u>	<u>(3,369,575)</u>
Net position - ending	<u>\$ (3,156,327)</u>	<u>\$ (3,286,623)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$911,898. Program revenues, which were comprised of assessments in both the current and prior fiscal years, increased due mostly to an increase in the assessment levy.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$4,505,614 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,100,619 has been taken, which resulted in a net book value of \$2,404,995. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$6,475,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wynnfield Lakes Community Development District's Finance Department at 5385 N Nob Hill Road, Sunrise, Florida 33351.

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 29,153
Investments	332,518
Accrued interest receivable	150
Prepaid items	340
Restricted assets:	
Investments	395,816
Capital assets:	
Nondepreciable	400,000
Depreciable	2,004,995
Total assets	<u>3,162,972</u>
 DEFERRED AMOUNTS OF RESOURCES	
Deferred charge on refunding	251,985
Total deferred amounts of resources	<u>251,985</u>
 LIABILITIES	
Accounts payable	35,533
Accrued interest payable	108,255
Non-current liabilities:	
Due within one year	260,000
Due in more than one year	6,167,496
Total liabilities	<u>6,571,284</u>
 NET POSITION	
Net investment in capital assets	(3,770,516)
Restricted for debt service	287,561
Unrestricted	326,628
Total net position	<u>\$ (3,156,327)</u>

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 98,252	\$ 98,252	\$ -	\$ -
Maintenance and operations	539,427	403,554	-	(135,873)
Interest on long-term debt	274,219	526,201	6,871	258,853
Total governmental activities	911,898	1,028,007	6,871	122,980
General revenues:				
Unrestricted investment earnings				3,737
Miscellaneous revenues				3,579
Total general revenues				7,316
Change in net position				130,296
Net position - beginning				(3,286,623)
Net position - ending				<u>\$ (3,156,327)</u>

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 29,153	\$ -	\$ 29,153
Investments	332,518	395,816	728,334
Accounts Receivable	150	-	150
Prepaid items	340	-	340
Total assets	<u>\$ 362,161</u>	<u>\$ 395,816</u>	<u>\$ 757,977</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 35,533	\$ -	\$ 35,533
Total liabilities	<u>35,533</u>	<u>-</u>	<u>35,533</u>
Fund balances:			
Nonspendable:			
Prepaid items	340	-	340
Restricted for:			
Debt service	-	395,816	395,816
Assigned to:			
Capital reserves	189,721	-	189,721
Unassigned	136,567	-	136,567
Total fund balances	<u>326,628</u>	<u>395,816</u>	<u>722,444</u>
Total liabilities and fund balances	<u>\$ 362,161</u>	<u>\$ 395,816</u>	<u>\$ 757,977</u>

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Fund balance - governmental funds	\$	722,444
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	4,505,614	
Accumulated depreciation	<u>(2,100,619)</u>	2,404,995

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

251,985

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(108,255)	
Unamortized original issue discount	47,504	
Bonds payable	<u>(6,475,000)</u>	<u>(6,535,751)</u>
Net position of governmental activities		<u>\$ (3,156,327)</u>

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 501,806	\$ 526,201	\$ 1,028,007
Miscellaneous revenues	3,579	-	3,579
Interest	3,737	6,871	10,608
Total revenues	509,122	533,072	1,042,194
EXPENDITURES			
Current:			
General government	98,252	-	98,252
Maintenance and operations	344,377	-	344,377
Debt service:			
Principal	-	270,000	270,000
Interest	-	264,713	264,713
Capital outlay	12,487	-	12,487
Total expenditures	455,116	534,713	989,829
Excess (deficiency) of revenues over (under) expenditures	54,006	(1,641)	52,365
OTHER FINANCING SOURCES (USES)			
Transfer in/out	2,697	(2,697)	-
Total other financing sources (uses)	2,697	(2,697)	-
Net change in fund balances	56,703	(4,338)	52,365
Fund balances - beginning	269,925	400,154	670,079
Fund balances - ending	\$ 326,628	\$ 395,816	\$ 722,444

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ 52,365
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	12,487
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(195,050)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	270,000
Amortization of the deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as a component of interest expense in the statement of activities.	(9,756)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,839)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	2,089
Change in net position of governmental activities	<u>\$ 130,296</u>

See notes to the financial statements

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Wynnfield Lakes Community Development District ("District") was created on August 1, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by the City of Jacksonville, Florida Ordinance 2005-580-E. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The District conducts general elections based on property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater management	25
Recreation Facilities	20
Landscaping/entry features	15
Furniture, fixtures, & equipment	5-10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$9,756 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Maturities	Amortized Cost	Credit Risk
US Bank Mmkt5-Ct	N/A	\$150,134	Not available
Fidelity Gov't Portfolio CL	Not available	395,816	AAA S&P
Florida Prime	33 days	182,384	AAA S&P
		<u>\$ 728,334</u>	

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2018, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 400,000	\$ -	\$ -	\$ 400,000
Total capital assets, not being depreciated	400,000	-	-	400,000
Capital assets, being depreciated				
Infrastructure - stormwater management	1,440,975	-	-	1,440,975
Recreation Facilities	2,424,677	-	-	2,424,677
Landscaping/entry features	174,796	-	-	174,796
Furniture, fixtures, & equipment	52,679	12,487	-	65,166
Total capital assets, being depreciated	4,093,127	12,487	-	4,105,614
Less accumulated depreciation for:				
Infrastructure - stormwater management	576,390	57,639	-	634,029
Recreation Facilities	1,205,976	121,234	-	1,327,210
Landscaping/entry features	116,530	11,653	-	128,183
Furniture, fixtures, & equipment	6,673	4,524	-	11,197
Total accumulated depreciation	1,905,569	195,050	-	2,100,619
Total capital assets being depreciated, net	2,187,558	(182,563)	-	2,004,995
Governmental activities capital assets, net	\$ 2,587,558	\$ (182,563)	\$ -	\$ 2,404,995

Depreciation expense for 2018 in the amount of \$195,050 was charged to maintenance and operations.

NOTE 6 – LONG TERM LIABILITIES

In August 2014, the District issued \$7,490,000 of Special Assessment Refunding Bonds, Series 2014. The 2014 Bonds are due May 1, 2036 with an interest rate ranging from 1.0% to 4.5%. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2005A and pay certain costs associated with the issuance of Bonds. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2014 Bonds is to be paid serially, commencing May 1, 2015.

The Series 2014 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2014 Bonds are subject to optional and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of principal and interest on the 2014 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2014	\$ 6,745,000	\$ -	\$ 270,000	\$ 6,475,000	\$ 260,000
Less: Original Issuance Discount	49,343	-	1,839	47,504	-
Total	\$ 6,695,657	\$ -	\$ 268,161	\$ 6,427,496	\$ 260,000

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30,	Governmental Activities		
	Principal	Interest	Total
2019	\$ 260,000	\$ 259,813	\$ 519,813
2020	265,000	253,963	518,963
2021	275,000	247,006	522,006
2022	275,000	238,756	513,756
2023	290,000	229,819	519,819
2024-2028	1,640,000	978,231	2,618,231
2029-2033	2,020,000	603,975	2,623,975
2034-2036	1,450,000	132,525	1,582,525
Total	\$ 6,475,000	\$ 2,944,088	\$ 9,419,088

NOTE 7– MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Special assessments	\$ 500,362	\$ 501,806	\$ 1,444
Miscellaneous and investment income	315	7,316	7,001
Total revenues	<u>500,677</u>	<u>509,122</u>	<u>8,445</u>
EXPENDITURES			
Current:			
General government	111,488	98,252	13,236
Maintenance	404,516	344,377	60,139
Capital outlay	15,000	12,487	2,513
Total expenditures	<u>531,004</u>	<u>455,116</u>	<u>75,888</u>
Excess (deficiency) of revenues over (under) expenditures	(30,327)	54,006	84,333
OTHER FINANCING SOURCES			
Interfund transfer	54,882	2,697	(52,185)
Carry forward	159,465	-	(159,465)
Total other financing sources	<u>214,347</u>	<u>2,697</u>	<u>(211,650)</u>
Net change in fund balances	<u>\$ 184,020</u>	56,703	<u>\$ (127,317)</u>
Fund balance - beginning		<u>269,925</u>	
Fund balance - ending		<u>\$ 326,628</u>	

See notes to required supplementary information

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Wynnfield Lakes Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wynnfield Lakes Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 30, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 30, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wynnfield Lakes Community Development District

We have examined Wynnfield Lakes Community Development District ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wynnfield Lakes Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

January 30, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Wynnfield Lakes Community Development District

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wynnfield Lakes Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated January 30, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 30, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wynnfield Lakes Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wynnfield Lakes Community Development District and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 30, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SIXTH ORDER OF BUSINESS

***Proposed Budget
Fiscal Year 2020***

***Wynnfield Lakes
Community Development District***

March 20, 2019



Wynnfield Lakes

Community Development District

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Wynnfield Lakes

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Special Assessment - On Roll	\$528,955	\$514,440	\$14,515	\$528,955	\$528,955
Clubhouse Income	\$250	\$975	\$2,025	\$3,000	\$2,000
Interest Income	\$15	\$266	\$34	\$300	\$300
Total Revenues	\$529,220	\$515,681	\$16,574	\$532,255	\$531,255
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$2,200	\$3,000	\$5,200	\$6,000
FICA Expense	\$459	\$168	\$230	\$398	\$459
Engineering Fees	\$4,500	\$1,387	\$3,113	\$4,500	\$4,500
Arbitrage (Grau)	\$1,200	\$0	\$600	\$600	\$600
Trustee Fees (US Bank)	\$3,795	\$0	\$4,365	\$4,365	\$4,365
Assessment Roll (GMS)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney Fees (HGS)	\$20,000	\$2,729	\$17,271	\$20,000	\$20,000
Dissemination Agent (GMS)	\$1,100	\$467	\$633	\$1,100	\$1,100
Annual Audit (Grau)	\$3,800	\$3,200	\$0	\$3,200	\$3,300
Management Fees (GMS)	\$46,006	\$19,169	\$26,837	\$46,006	\$47,386
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Travel & Per Diem	\$100	\$0	\$100	\$100	\$100
Telephone	\$125	\$87	\$38	\$125	\$125
Postage	\$300	\$62	\$238	\$300	\$300
Printing & Binding	\$750	\$256	\$494	\$750	\$750
Meeting Room	\$1,290	\$430	\$860	\$1,290	\$1,290
Insurance (FIA)	\$7,485	\$6,759	\$0	\$6,759	\$7,485
Legal Advertising	\$1,000	\$160	\$840	\$1,000	\$1,000
Other Current Charges	\$4,200	\$1,061	\$2,122	\$3,183	\$4,200
Office Supplies	\$50	\$11	\$39	\$50	\$50
Dues, Licenses & Subscriptions (DCA)	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$108,335	\$43,739	\$61,363	\$105,101	\$109,185
<u>Maintenance</u>					
Insurance (FIA)	\$8,366	\$7,605	\$0	\$7,605	\$8,366
Field Management (GMS)	\$21,000	\$8,750	\$12,250	\$21,000	\$21,630
Amenity Center Management (RMS)	\$51,424	\$21,427	\$29,997	\$51,424	\$52,967
Facility Attendants (RMS)	\$10,320	\$0	\$10,320	\$10,320	\$10,320
Security Service/Monitoring (Giddens)	\$33,250	\$14,232	\$19,018	\$33,250	\$33,250
General Facility Maintenance (RMS)	\$19,500	\$7,897	\$11,603	\$19,500	\$19,500
Janitorial Service (RMS)	\$8,755	\$3,648	\$5,107	\$8,755	\$8,755
Janitorial Supplies (RMS and Southeastern Paper)	\$3,500	\$803	\$2,697	\$3,500	\$3,500
Fitness Center Supplies	\$0	\$0	\$0	\$0	\$1,000
Pool Maintenance (Crystal Clean Pools)	\$12,500	\$4,500	\$6,300	\$10,800	\$12,500
Pool Chemicals (Crystal Clean Pools)	\$7,000	\$446	\$6,554	\$7,000	\$7,000

Wynnfield Lakes

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
<u>Maintenance-Continued</u>					
Landscape Maintenance (Yellowstone)	\$55,904	\$20,793	\$35,110	\$55,904	\$55,904
Landscape Contingency	\$23,700	\$2,340	\$21,360	\$23,700	\$23,700
Lake Maintenance (Lake Doctors)	\$9,900	\$3,850	\$6,290	\$10,140	\$10,140
Irrigation Maintenance (Yellowstone)	\$3,000	\$740	\$2,860	\$3,600	\$3,600
Repairs & Replacements	\$30,000	\$8,732	\$21,268	\$30,000	\$30,000
Electric (JEA)	\$16,500	\$5,438	\$11,062	\$16,500	\$16,500
Water & Sewer/Irrigation (JEA)	\$25,000	\$6,867	\$18,133	\$25,000	\$25,000
Telephone/Internet & Cable (Comcast)	\$3,200	\$1,489	\$2,111	\$3,600	\$3,600
Refuse Service (Republic Services)	\$6,500	\$3,200	\$4,900	\$8,100	\$8,400
Stormwater User Fees	\$1,140	\$0	\$1,140	\$1,140	\$1,140
Office Supplies / Mailings / Printings	\$1,250	\$428	\$822	\$1,250	\$1,250
Permit Fees	\$1,500	\$912	\$588	\$1,500	\$1,500
Special Events	\$10,000	\$4,469	\$5,531	\$10,000	\$10,000
Recreation Passes	\$500	\$0	\$500	\$500	\$500
Reserve Funding-CY	\$42,176	\$42,176	\$0	\$42,176	\$21,448
Animal Control	\$0	\$6,300	\$9,300	\$15,600	\$15,600
Contingency	\$15,000	\$2,966	\$2,034	\$5,000	\$15,000
Total Maintenance	\$420,885	\$180,006	\$246,857	\$426,863	\$422,070
Total Expenditures	\$529,220	\$223,745	\$308,220	\$531,965	\$531,255
Excess (deficiency) of revenues over (under) expenditures	\$0	\$291,937	(\$291,646)	\$291	\$0
Other Financing Sources/(Uses)					
Interfund Transfer In / (out)	\$0	\$1,778	\$0	\$1,778	\$0
Total Other Financing Sources/(Uses)	\$0	\$1,778	\$0	\$1,778	\$0
Excess Revenues/(Expenditures)	\$0	\$293,714	(\$291,646)	\$2,068	\$0

	FY 2018	FY 2019	FY 2020
Net Assessment	\$ 500,362	\$ 528,955	\$ 528,955
Plus Collection Fees & Discounts (7.5%)	\$ 40,570	\$ 42,888	\$ 42,888
Gross Assessment	\$ 540,932	\$ 571,843	\$ 571,843

Description	No. of Units	FY 2019		FY 2020	
		Gross per Unit	Total	Gross per Unit	Total
Single Family	372	\$1,124.16	\$418,189.12	\$1,124.16	\$418,189.12
Multi-Family	204	\$753.21	\$153,654.34	\$753.21	\$153,654.34
Total Gross Assessment			\$571,843.45		\$571,843.45

Wynnfield Lakes
Community Development District

Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2018)	\$136,908
Estimated Excess Revenues (Expenditures) - FY 2019	<u>\$2,068</u>
Ending Balance (As of 09/30/2019)	\$138,976
Less:	
Funding for First Quarter Operating Expenses	(\$132,814)
Projected Additional Transfer to Capital Reserve	<u>(\$6,162)</u>
	(\$138,976)
Total Undesignated Cash as of 09/30/2019	<u>\$0</u>

Revenues:

Special Assessments

The District will levy a non-ad-valorem assessment on all developable property within the District to fund all of the Operating & Maintenance Expenditures for the Fiscal Year.

Clubhouse Income

Represents estimated income from the rental of the Community Room.

Interest Income

The operating fund of the District will be invested in accordance with Investment Resolution 2005-11 adopted August 11, 2005 by the District.

Interfund Transfer-DSF Excess Revenues

Pursuant to Section 4.02. of the Master Indenture, the District should receive any moneys in excess on the Series 2014 Revenue Account after the last Interest Payment Date (November 1st) in any calendar year.

Expenditures:

Administrative:

Supervisor Fees

Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the six estimated meetings.

FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc. will be providing general engineering services to the District including, attendance, preparation for board meetings, review invoices, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2014 Special Assessment Refunding Bonds.

Trustee Fees

The District issued Series 2014 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Assessment Roll

The District has contracted with GMS, LLC for the certifications of the District's annual maintenance and debt service assessments to the Duval County Tax Collector.

Administrative: (continued)

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Dissemination Agent

The District has contracted Governmental Management Services, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services, LLC.

Travel & Per Diem

Expenses the Board of Supervisors may incur due to attending a Wynnfield Lakes Community Development District meeting or other District related travel expenses.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Meeting Room

Cost to rent seminar room.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Administrative: (continued)

Other Current Charges

Monthly bank charges and monthly water cooler rental and supplies from Crystal Springs.

Office Supplies

Represents various office supplies purchase for the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Maintenance:

Insurance

The District's Amenity Center property insurance policy is with Preferred Governmental Insurance Trust (PGIT). PGIT specializes in providing insurance coverage to governmental agencies.

Field Management

The District receives contract administration services from GMS, LLC to oversee the work performed by outside service providers.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
GMS, LLC	\$1,802.50	\$21,630

Amenity Center Management

The District Receives services provided by RMS, Inc to manage the amenity center facilities.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
RMS, INC	\$4,413.89	\$52,967

Facility Attendant

Cost of attendant responsible for the daily operations of the facility.

Security Service / Monitoring

The District has contracted with Giddens Security Corporation to provide security services at the Amenity Center.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Giddens Security Corp.	\$2,770.83	\$33,250

General Facility Maintenance

Cost of routine repairs and maintenance of the District's common areas and Amenity Center.

Janitorial Service

The District has contracted with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center.

Maintenance: (continued)

Janitorial Supplies

Supplies needed to stock the restrooms and clubhouse as well as cleaning supplies.

Fitness Center Supplies

Supplies needed to stock the fitness center as well as cleaning supplies.

Pool Maintenance

The District has contracted with Crystal Clean Pools for the maintenance of the Amenity Center Swimming Pool.

<u>Vendor/Service</u>	<u>Monthly</u>	<u>Annually</u>
Crystal Clean Pools-Maintenance	\$900	\$10,800
Crystal Clean Pools-Contingency		\$1,700
Total		\$12,500

Pool Chemicals

Chemical costs related to the maintenance of the Amenity Center Pool.

Landscape Maintenance

Scheduled maintenance consists of edging, weed eating, weeding of beds, blowing mid or vacuuming and weeding of lawns, pruning, leaning litter, pesticide application, fertilization, irrigation repair and annuals. Replace of mulch and pine straw.

<u>Vendor/Service</u>	<u>Monthly</u>	<u>Annually</u>
Yellowstone-Maintenance	\$4,158.63	\$49,904
Yellowstone-Mulch/Pine Straw		\$6,000
Total		\$55,904

Landscape Contingency

Represents an unanticipated cost associated with the maintenance of mowing, edging, blowing, applying pest, tree removal and trimming and disease control chemicals to sod. The District may fund goose control as part of landscape contingency.

Lake Maintenance

The District has contracted with Lake Doctors, Inc. to maintain the water quality in all the lakes in Wynnfield Lakes Community Development District. The District may fund Midge (Blind Mosquito) eradication as part of Lake Maintenance

<u>Vendor/Service</u>	<u>Monthly</u>	<u>Annually</u>
Lake Doctors-Maintenance	\$770	\$9,240
Lake Doctors-Grass Carp		\$900
Total		\$10,140

Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance.

Repairs & Replacements

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

Maintenance: (continued)

Electric

The District has various utility accounts with JEA for lighting at the Amenity Center and has contracted with a security company for the monitoring of the emergency phone.

<u>Vendor</u>	<u>Location</u>	<u>Monthly average</u>	<u>Annually</u>
JEA	12319 Wynnfield Lakes Dr	\$1,295	\$15,540
JEA	12397 Wynnfield Lakes apt	\$ 80	\$ 960
Total			\$16,500

Water & Sewer/Irrigation

The District has various utility accounts with JEA for water/sewer and irrigation at the Amenity Center and has contracted with a security company for the monitoring of the emergency phone.

<u>Vendor</u>	<u>Location</u>	<u>Monthly average</u>	<u>Annually</u>
JEA-Water	12319 Wynnfield Lakes Dr	\$ 142	\$ 1,704
JEA-Sewer	12319 Wynnfield Lakes Dr	\$ 347	\$ 4,164
JEA-Irrigation	12319 Wynnfield Lakes Dr	\$1,386	\$16,632
JEA-Irrigation	12510 Diamond Springs Dr.	\$ 208	\$ 2,500
Total			\$25,000

Telephone/Cable TV/Internet

Services provided at the Amenity Center by Comcast.

Refuse Service

Garbage disposal service.

Stormwater User Fees

The District will incur expenses for stormwater usage fees.

Office Supplies / Mailings / Printings

Consists of mailings to residents, etc.

Permit Fees

Represents Permit Fees for ASCAP, SESAC and Department of Health for the swimming pool permit.

Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year.

Recreation Passes

Represents the estimated cost for access cards to the District's Amenity Center.

Reserve Funding

Represents funds needed for Capital Projects.

Animal Control

The district contracted Goose Masters of Northeast Florida to provide weekly goose control services.

Contingency

Represents an unanticipated cost associated with the operation and maintenance of the District's Amenity Center and field operations.

Wynnfield Lakes

Community Development District

Debt Service Fund

Series 2014 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Carry Forward Surplus ⁽¹⁾	\$129,959	\$134,463	\$0	\$134,463	\$150,875
Special Assessments - On Roll	\$521,104	\$505,049	\$16,055	\$521,104	\$521,104
Special Assessments - Prepayment	\$0	\$15,785	\$0	\$15,785	\$0
Interest Income	\$650	\$4,349	\$1,651	\$6,000	\$5,000
Total Revenues	\$651,713	\$659,646	\$17,706	\$677,352	\$676,979
Expenditures					
Series 2014					
Interest - 11/01	\$129,906	\$129,906	\$0	\$129,906	\$126,869
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$129,906	\$0	\$129,794	\$129,794	\$126,869
Principal - 05/01	\$260,000	\$0	\$260,000	\$260,000	\$265,000
Total Expenditures	\$519,813	\$134,906	\$389,794	\$524,700	\$518,738
Excess (deficiency) of revenues over (under) expenditures	\$131,901	\$524,740	(\$372,087)	\$152,652	\$158,242
Other Financing Sources/(Uses)					
Interfund Transfer In / (out)	\$0	(\$1,778)	\$0	(\$1,778)	\$0
Total Other Financing Sources/(Uses)	\$0	(\$1,778)	\$0	(\$1,778)	\$0
Excess Revenues/(Expenditures)	\$131,901	\$522,962	(\$372,087)	\$150,875	\$158,242

11/20 Interest payment **\$ 126,869**

Parcel	Unit Count	Assessment	Total
Single Family	371	\$1,518.48	\$563,356.08
Single Family ⁽²⁾	1	\$0.00	\$0.00
Multi-Family ⁽³⁾	204	\$0.00	\$0.00
Total	576		\$563,356.08

Net Assessment	\$521,104
Plus Collection Fees & Discounts (7.5%)	\$42,252
Gross Assessment	\$563,356

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

⁽²⁾ One single family assessment has paid off their debt assessment.

⁽³⁾ Multi-Family Unit assessments were prepaid with a Special Call on May 1, 2008.

Wynnfield Lakes

Community Development District

Series 2014 Special Assessment Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$ 6,210,000.00	\$ -	\$ 126,868.75	\$ -
05/01/20	\$ 6,210,000.00	\$ 265,000.00	\$ 126,868.75	\$ 518,737.50
11/01/20	\$ 5,945,000.00	\$ -	\$ 123,390.63	\$ -
05/01/21	\$ 5,945,000.00	\$ 275,000.00	\$ 123,390.63	\$ 521,781.25
11/01/21	\$ 5,670,000.00	\$ -	\$ 119,265.63	\$ -
05/01/22	\$ 5,670,000.00	\$ 275,000.00	\$ 119,265.63	\$ 513,531.25
11/01/22	\$ 5,395,000.00	\$ -	\$ 114,796.88	\$ -
05/01/23	\$ 5,395,000.00	\$ 290,000.00	\$ 114,796.88	\$ 519,593.75
11/01/23	\$ 5,105,000.00	\$ -	\$ 109,721.88	\$ -
05/01/24	\$ 5,105,000.00	\$ 305,000.00	\$ 109,721.88	\$ 524,443.75
11/01/24	\$ 4,800,000.00	\$ -	\$ 104,193.75	\$ -
05/01/25	\$ 4,800,000.00	\$ 315,000.00	\$ 104,193.75	\$ 523,387.50
11/01/25	\$ 4,485,000.00	\$ -	\$ 98,287.50	\$ -
05/01/26	\$ 4,485,000.00	\$ 325,000.00	\$ 98,287.50	\$ 521,575.00
11/01/26	\$ 4,160,000.00	\$ -	\$ 91,787.50	\$ -
05/01/27	\$ 4,160,000.00	\$ 340,000.00	\$ 91,787.50	\$ 523,575.00
11/01/27	\$ 3,820,000.00	\$ -	\$ 84,562.50	\$ -
05/01/28	\$ 3,820,000.00	\$ 355,000.00	\$ 84,562.50	\$ 524,125.00
11/01/28	\$ 3,465,000.00	\$ -	\$ 77,018.75	\$ -
05/01/29	\$ 3,465,000.00	\$ 370,000.00	\$ 77,018.75	\$ 524,037.50
11/01/29	\$ 3,095,000.00	\$ -	\$ 69,156.25	\$ -
05/01/30	\$ 3,095,000.00	\$ 385,000.00	\$ 69,156.25	\$ 523,312.50
11/01/30	\$ 2,710,000.00	\$ -	\$ 60,975.00	\$ -
05/01/31	\$ 2,710,000.00	\$ 405,000.00	\$ 60,975.00	\$ 526,950.00
11/01/31	\$ 2,305,000.00	\$ -	\$ 51,862.50	\$ -
05/01/32	\$ 2,305,000.00	\$ 420,000.00	\$ 51,862.50	\$ 523,725.00
11/01/32	\$ 1,885,000.00	\$ -	\$ 42,412.50	\$ -
05/01/33	\$ 1,885,000.00	\$ 440,000.00	\$ 42,412.50	\$ 524,825.00
11/01/33	\$ 1,445,000.00	\$ -	\$ 32,512.50	\$ -
05/01/34	\$ 1,445,000.00	\$ 460,000.00	\$ 32,512.50	\$ 525,025.00
11/01/34	\$ 985,000.00	\$ -	\$ 22,162.50	\$ -
05/01/35	\$ 985,000.00	\$ 480,000.00	\$ 22,162.50	\$ 524,325.00
11/01/35	\$ 505,000.00	\$ -	\$ 11,362.50	\$ -
05/01/36	\$ 505,000.00	\$ 505,000.00	\$ 11,362.50	\$ 527,725.00
	\$ 6,210,000.00	\$ 2,680,675.00	\$ 8,890,675.00	

Wynnfield Lakes

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Carry Forward Surplus	\$186,277	\$189,721	\$0	\$189,721	\$229,670
Interest Income	\$350	\$2,082	\$918	\$3,000	\$3,000
Capital Reserve Funding - Transfer In	\$42,176	\$42,176	\$0	\$42,176	\$21,448
Total Revenues	\$228,802	\$233,979	\$918	\$234,897	\$254,118
Expenditures					
Capital Outlay	\$15,000	\$4,808	\$0	\$4,808	\$15,000
Other Current Charges	\$350	\$140	\$280	\$420	\$420
Total Expenditures	\$15,350	\$4,948	\$280	\$5,228	\$15,420
Excess (deficiency) of revenues over (under) expenditures	\$213,452	\$229,031	\$638	\$229,670	\$238,698
Ending Fund Balance	\$213,452	\$229,031	\$638	\$229,670	\$238,698

SEVENTH ORDER OF BUSINESS

D.

Wynnfield Lakes Community Development District

12319 Wynnfield Lakes Drive, Jacksonville, Florida 32246

Memorandum

Date: **March 20, 2019**

To: **Rich Whetsel** **via email**
 Operations Director

From: **Christopher Hall** **Richard Waters**
 Operations Manager **Amenity Manager**

Re: **Wynnfield Lakes, CDD**
 Monthly Managers Report

The following is a summary of activities related to the field operations of the Wynnfield Lakes Community Development District.

Amenity Manager:

- Twenty-five access cards were issued since the last CDD meeting.
- Three rentals took place since the last CDD meeting.
- Spring Fling is scheduled for Saturday March 30th from 1 to 4 p.m.
- Projector and screen replacement information will be presented.
- Recumbent bike repair/replacement information will be provided to the board for consideration.

Fitness Center:

- New toilet paper dispensers were installed in the fitness restrooms.
- RMS continues to maintain and clean the fitness equipment weekly.
- Southeast Fitness continues preventative maintenance program on all the equipment.
- Drain lines for the air conditioning is being inspected weekly by RMS staff.

Amenity/Pool/Playground:

- Tennis court has been pressure washed.
- The pool deck furniture and pool deck has been pressure washed.
- The pressure washing of the pickle ball courts are scheduled to be completed.
- New toilet paper dispensers were installed in the pool restrooms.

- Windscreens are being secured to fence as needed.
- Broken/faded signs are being removed and replaced.
- The main entrance gate closer has been replaced.
- Fitness center doors have been re-painted.
- Trash receptacle by the field has been repaired.
- The new chain cargo net has arrived and will be installed on the playground.
- Crystal Clean continues to maintain the pools twice a week, and three times a week starting in May.
- Playground inspections and tightening of playground equipment is performed monthly.

Landscaping / Irrigation:

- Yellowstone continues to maintain all the landscaping.
- Annual flowers were removed, and new flowers were installed.
- Several irrigation repairs have been made by Yellowstone.
- RMS is continuing to perform bi-weekly landscape inspections with Yellowstone.

Other Items:

- The lake bank repairs have been completed by Yellowstone Landscaping.
- Time clock for the tennis court lights has been inspected with no issues being reported. (security has also checked at night as to when they shut off).
- Rubber mulch for the pool area is at RMS and is being scheduled for installation.
- Goose Master's is continuing the goose control services.
- Lake Doctors continues to maintain the lakes.
- Night time light inspections are performed monthly.
- RMS continues cleans the lake banks and outfall structures monthly.

Questions/Comments:

Should you have any questions or comments regarding the above information, please feel free to contact Chris at (904) 657-9211 or Rich at (904) 759-8923

NINTH ORDER OF BUSINESS

A.

Wynnfield Lakes
Community Development District

Check Run Summary

1/5 - 3/5/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>GENERAL FUND</i>		
1/11/2019	3375-3384	\$20,297.02
1/14/2019	3385-3388	\$4,798.64
1/22/2019	3389-3392	\$3,810.72
1/29/2019	3393-3399	\$10,875.37
2/6/2019	3400-3409	\$13,213.58
2/19/2019	3410-3421	\$9,751.43
3/1/2019	3422-3427	\$12,953.64
<i>Total</i>		<u><u>\$75,700.40</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/19/19	00168	12/15/18 12152018	201812 320-57200-49400	DECEMBER SANTA EVENT	V	60.00-	
				CHRISTINA VALENTIN			60.00-003368
1/11/19	00032	1/07/19 19-00093	201901 310-51300-48000	NOTICE OF MEETING	*	81.50	
				DAILY RECORD			81.50 003375
1/11/19	00080	1/11/19 01112019	201901 320-57200-46101	JAN 19- RESIDENT LANDSCAP	*	42.00	
				DAMIR AND MELANIE DELIC			42.00 003376
1/11/19	00191	1/11/19 01112019	201901 320-57200-46101	JAN 19- RESIDENT LANDSCAP	*	42.00	
				BRADLEY AND PHUONG DICKINSON			42.00 003377
1/11/19	00194	12/10/18 699610	201812 320-57200-49000	GEOTECHNICAL SV	*	1,050.00	
				ENGINEERING CONSULTING SERVICES,LTD			1,050.00 003378
1/11/19	00192	11/26/18 180-1118	201811 320-57200-46802	GOOSE CONTROL SV NOV 18	*	1,200.00	
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 003379
1/11/19	00007	1/01/19 454	201901 310-51300-34000	JAN 19- MGMT FEE	*	3,833.83	
		1/01/19 454	201901 310-51300-31600	JAN 19- DISSEMINATION	*	83.33	
		1/01/19 454	201901 310-51300-35100	JAN 19- COMPUTER TIME	*	83.33	
		1/01/19 454	201901 310-51300-51000	JAN 19- OFFICE SUPPLIES	*	.30	
		1/01/19 454	201901 310-51300-42000	JAN 19- POSTAGE	*	7.52	
		1/01/19 454	201901 310-51300-42500	JAN 19- COPIES	*	4.80	
		1/01/19 454	201901 310-51300-41000	JAN 19- TELEPHONE	*	37.98	
		1/01/19 455	201901 320-57200-34400	JAN 19- ADMINISTRATION	*	1,750.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,801.09 003380
1/11/19	00008	12/28/18 104768	201811 310-51300-31500	GEN COUNSEL THRU 11/18	*	234.00	
		12/28/18 104769	201811 310-51300-31500	MO MEETING THRU 11/18	*	1,600.00	
				HOPPING, GREEN & SAMS			1,834.00 003381

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/19	00016	12/16/18 0687-000	201901 320-57200-43300	PICK UP SV 1/1-1/31/19	*	624.30	
				REPUBLIC SERVICES #687			624.30 003382
1/11/19	00108	12/28/18 299	201811 320-57200-46600	NOV 18- GEN FACILITY MAIN	*	1,387.00	
		12/28/18 299	201811 320-57200-46601	NOV 18- REPAIR/REPLACE	*	2,791.00	
		12/28/18 299	201811 320-57200-34201	NOV 18- JANITORIAL SUPPLY	*	317.22	
		1/01/19 298	201901 320-57200-34200	JAN 19- JANITORIAL SV	*	729.58	
		1/01/19 298	201901 320-57200-34300	JAN 19- FACILITY MGMT SV	*	4,285.33	
				RIVERSIDE MANAGEMENT SERVICES, INC			9,510.13 003383
1/11/19	00189	1/11/19 01112019	201901 320-57200-46101	JAN 19- RESIDENT LANDSCAP	*	42.00	
		1/11/19 01222019	201901 320-57200-46102	REIMB WATER/SEWER JAN 19	*	70.00	
				PETER AND JENNIFER TOWNSEND			112.00 003384
1/14/19	00184	8/01/18 50945	201810 320-57200-46601	BACKFLOW TEST 2018	*	80.00	
				BOB'S BACKFLOW & PLUMBING SERVICES			80.00 003385
1/14/19	00060	1/10/19 M20873	201812 320-57200-46200	DEC 18 - POOL SERVICE	*	900.00	
		1/14/19 S20875	201901 320-57200-46601	STAIN TREATMENT FOR POOL	*	464.00	
				CRYSTAL CLEAN POOL SERVICE, INC			1,364.00 003386
1/14/19	00075	12/04/18 23457231	201811 320-57200-34500	SECURITY 11/19-12/2/18	*	1,134.72	
		12/04/18 23457231	201811 320-57200-34500	SECURITY HOLIDAY	*	189.12	
		1/02/19 23457381	201812 320-57200-34500	SECURITY 12/17-12/30/18	*	1,260.80	
				GIDDENS SECURITY CORPORATION			2,584.64 003387
1/14/19	00028	1/01/19 405246	201901 320-57200-46800	JAN 19- LAKE MGMT SV	*	770.00	
				THE LAKE DOCTORS, INC.			770.00 003388
1/22/19	00009	12/05/18 0188979	201811 310-51300-31100	ENGINEER SV THRU 11/30/18	*	824.49	
				ENGLAND, THIMS & MILLER			824.49 003389

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/22/19	00137	1/03/19 A28844	201901 320-57200-46601 DEFROST BOARD REPL	FLORIDA AIR SERVICE & ENGINEERING	*	375.00	375.00 003390
1/22/19	00108	1/15/19 300	201812 320-57200-46600 DEC 18- GEN FACILITY MAIN		*	1,625.00	
		1/15/19 300	201812 320-57200-46601 DEC 18- REPAIR/REPLACE		*	700.00	
		1/15/19 300	201812 320-57200-34201 DEC 18- JANITORIAL SUPPLI		*	71.23	
				RIVERSIDE MANAGEMENT SERVICES, INC			2,396.23 003391
1/22/19	00036	1/18/19 UC16541	201901 310-51300-60100 SEMINAR ROOM	UNIVERSITY OF NORTH FLORIDA	*	215.00	215.00 003392
1/29/19	00184	1/11/19 55213	201901 320-57200-46601 REP BACKFLOW/TEST	BOB'S BACKFLOW & PLUMBING SERVICES	*	905.00	905.00 003393
1/29/19	00069	1/10/19 12350461	201901 310-51300-49000 WATER THRU1/8/19	CRYSTAL SPRINGS	*	156.51	156.51 003394
1/29/19	00075	1/16/19 23457500	201901 320-57200-34500 SECURITY 12/31/18-1/13/19	GIDDENS SECURITY CORPORATION	*	1,260.80	1,260.80 003395
1/29/19	00012	1/22/19 08366811	201901 320-53800-43001 IRRIGATION 12/17-1/22/19		*	120.65	
		1/22/19 25236787	201901 320-53800-43000 ELECTRIC 12/18/18-1/18/19		*	1,179.48	
		1/22/19 25236787	201901 320-53800-43001 IRRIGATION 12/17-1/17/19		*	2,072.06	
		1/22/19 25236787	201901 320-53800-43001 SEWER 12/19/18-1/22/19		*	126.87	
		1/22/19 25236787	201901 320-53800-43001 WATER 12/19/18-1/22/19		*	53.52	
				JEA			3,552.58 003396
1/29/19	00016	1/16/19 0687-000	201902 320-57200-43300 PICKUP SV 2/1-2/28/19	REPUBLIC SERVICES #687	*	695.97	695.97 003397
1/29/19	00085	1/03/19 4376188	201901 320-57200-34201 WHITE ROLL TOWELS	SOUTHEASTERN PAPER GROUP, INC.	*	145.88	145.88 003398

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/29/19	00190	1/01/19 JAX 1728	201901 320-57200-46100		*	4,158.63	
		JAN 19- LANDSCAPE MAINT		YELLOWSTONE LANDSCAPE			4,158.63 003399
2/06/19	00029	1/26/19 1711060-	201902 320-57200-41000		*	306.38	
		TV/INTERNET 2/4-3/3/19		COMCAST			306.38 003400
2/06/19	00080	2/01/19 02012019	201902 320-57200-46101		*	42.00	
		FEB 19- RES LANDSC MAINT		DAMIR AND MELANIE DELIC			42.00 003401
2/06/19	00191	2/01/19 02012019	201902 320-57200-46101		*	42.00	
		FEB 19- RES LANDSC MAINT		BRADLEY AND PHUONG DICKINSON			42.00 003402
2/06/19	00075	1/30/19 23457556	201901 320-57200-34500		*	1,260.80	
		SECURITY 1/14-1/27/19		GIDDENS SECURITY CORPORATION			1,260.80 003403
2/06/19	00192	1/26/19 180-0119	201901 320-57200-46802		*	1,200.00	
		JAN 18- GOOSE CONTROL SV		GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 003404
2/06/19	00007	2/01/19 456	201902 310-51300-34000		*	3,833.83	
		FEB 19- MGMT FEE			*		
		2/01/19 456	201902 310-51300-35100		*	83.33	
		FEB 19- COMPUTER TIME			*		
		2/01/19 456	201902 310-51300-31600		*	83.33	
		FEB 19- DISSEMINATION			*		
		2/01/19 456	201902 310-51300-51000		*	3.67	
		FEB 19- OFFICE SUPPLIES			*		
		2/01/19 456	201902 310-51300-42000		*	24.53	
		FEB 19- POSTAGE			*		
		2/01/19 456	201902 310-51300-42500		*	91.80	
		FEB 19- COPIES		GOVERNMENTAL MANAGEMENT SERVICES			4,120.49 003405
2/06/19	00008	1/31/19 105315	201812 310-51300-31500		*	345.00	
		LEGAL SV THRU 12/31/18		HOPPING, GREEN & SAMS			345.00 003406
2/06/19	00108	2/01/19 301	201902 320-57200-34200		*	729.58	
		FEB 19- JANITORIAL SV			*		
		2/01/19 301	201902 320-57200-34300		*	4,285.33	
		FEB 19- FACILITY MGMT		RIVERSIDE MANAGEMENT SERVICES, INC			5,014.91 003407

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/06/19	00028	2/01/19 410757 FEB 19-	201902 320-57200-46800 WATER MGMT	THE LAKE DOCTORS, INC.	*	770.00	770.00 003408
2/06/19	00189	2/01/19 02012019 FEB 19-	201902 320-57200-46101 RES LANDSC MAINT	PETER AND JENNIFER TOWNSEND	*	42.00	112.00 003409
		2/01/19 02012019 FEB-19	201902 320-57200-46102 REIMB WATER/SEWER		*	70.00	
2/19/19	00168	12/15/18 12152018 DECEMBER	201812 320-57200-49400 SANTA EVENT	CHRISTINA VALENTIN	*	60.00	60.00 003410
2/19/19	00166	3/30/19 10334-	201902 320-57200-49400 FACE PAINTING 3/30/19	CINDY CHESTNUT	*	200.00	200.00 003411
2/19/19	00069	2/07/19 12350614	201901 310-51300-49000 WATER THRU 01/28/19	CRYSTAL SPRINGS	*	240.11	240.11 003412
2/19/19	00193	3/30/19 10334	201902 320-57200-49400 FACE PAINTING 3/30/19	LISA DURDEN	*	200.00	200.00 003413
2/19/19	00196	1/24/19 962702	201901 320-57200-46601 SMART CHOICE	FLORIDA PEST CONTROL & CHEMICAL CO.	*	231.00	276.00 003414
		1/25/19 109929	201901 320-57200-46601 GHP START		*	45.00	
2/19/19	00075	2/13/19 23457675	201902 320-57200-34500 SECURITY SV 1/28-2/10/19	GIDDENS SECURITY CORPORATION	*	1,260.80	1,260.80 003415
2/19/19	00007	2/01/19 457	201902 320-57200-34400 FEB 19- ADMIN	GOVERNMENTAL MANAGEMENT SERVICES	*	1,750.00	1,750.00 003416
2/19/19	00058	2/02/19 17633	201902 310-51300-32200 AUDIT FY2018	GRAU AND ASSOCIATES	*	3,200.00	3,200.00 003417
2/19/19	00098	2/13/19 20192144	201902 320-57200-49400 PETTING FARM/PONY RIDES	JACKSONVILLE CARRIAGE COMPANY	*	950.00	950.00 003418

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/19/19	00094	1/29/19 10142A	201901 320-57200-46601	REP TREADMILLS/BIKE	*	110.00	
		2/07/19 10206A	201902 320-57200-46601	DOUBLE POLE CONTROLLER	*	125.00	
				SOUTHEAST FITNESS REPAIR			235.00 003419
2/19/19	00052	2/12/19 02122019	201902 320-57200-49400	CORN HOLE/CASTLE/ZORB BAL	*	700.00	
				SPACE WALK OF JACKSONVILLE			700.00 003420
2/19/19	00190	1/31/19 JAX 2314	201901 320-57200-43400	JAN 19- IRRIGATION TROUBL	*	739.52	
				YELLOWSTONE LANDSCAPE			739.52 003421
3/01/19	00009	2/06/19 0189547	201901 310-51300-31100	ENGINEER SV THRU 1/31/19	*	375.00	
				ENGLAND, THIMS & MILLER			375.00 003422
3/01/19	00192	2/26/19 180-0219	201902 320-57200-46802	FEB 19- GOOSE CONTROL SV	*	1,200.00	
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 003423
3/01/19	00012	2/20/19 08366811	201902 320-53800-43001	IRRIGATION 1/22-2/20/19	*	91.81	
		2/20/19 25236787	201902 320-53800-43000	ELECTRIC 1/18-2/19/19	*	1,075.16	
		2/20/19 25236787	201902 320-53800-43001	IRRIGATION 1/17-2/18/19	*	1,608.23	
		2/20/19 25236787	201902 320-53800-43001	SEWER 1/22-2/20/19	*	291.41	
		2/20/19 25236787	201902 320-53800-43001	WATER 1/22-2/20/19	*	101.41	
		2/20/19 25236787	201902 320-53800-43001	ELECTRIC 1/17-2/18/19	*	119.57	
				JEA			3,287.59 003424
3/01/19	00016	2/16/19 0687-000	201903 320-57200-43300	PICK UP 3/1-3/31/19	*	680.66	
				REPUBLIC SERVICES #687			680.66 003425
3/01/19	00108	2/21/19 302	201901 320-57200-46600	JAN 19- GEN FACILITY MAIN	*	1,625.00	
		2/21/19 302	201901 320-57200-46601	JAN 19- REPAIR/REPLACE	*	1,507.00	
		2/21/19 302	201901 320-57200-34201	JAN 19- JANITORIAL SUPPLY	*	119.75	
				RIVERSIDE MANAGEMENT SERVICES, INC			3,251.75 003426
				WYNN --WYNNFIELD -- TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/01/19	00190	3/20/19 JAX 3460	201902 320-57200-46100		*	4,158.64	
		FEB 19 - LANDSCAPE MAINT		YELLOWSTONE LANDSCAPE			4,158.64 003427

						TOTAL FOR BANK A	75,700.40
						TOTAL FOR REGISTER	75,700.40

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B.

WYNNFIELD LAKES
Community Development District

Unaudited Financial Statements
as of
February 28, 2019

Board of Supervisors Meeting
March 20, 2019

WYNNFIELD LAKES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2019

	Major Funds		Non-Major Fund	Totals
	General	Debt Service	Capital Reserve	Governmental Funds
<u>ASSETS:</u>				
Cash	\$81,423	---	\$2,390	\$83,813
Petty Cash	\$200	---	---	\$200
US Bank Custody Account	\$365,618	---	---	\$365,618
State Board of Administration	---	---	\$226,642	\$226,642
Investments:				
<i>Series 2014</i>				
Reserve	---	\$261,859	---	\$261,859
Revenue	---	\$506,307	---	\$506,307
Redemption	---	\$16,150	---	\$16,150
Prepaid Expenses	\$340	---	---	\$340
Total Assets	<u>\$447,581</u>	<u>\$784,316</u>	<u>\$229,031</u>	<u>\$1,460,928</u>
<u>LIABILITIES</u>				
Accounts Payable	\$12,273	---	---	\$12,273
Accrued Expenditures	\$4,686	---	---	\$4,686
Total Liabilities	<u>\$16,959</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16,959</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items	\$340	---	---	\$340
Restricted for:				
Debt Service	---	\$784,316	---	\$784,316
Assigned to:				
Capital reserves	---	---	\$229,031	\$229,031
Unassigned	\$430,282	---	---	\$430,282
Total Fund Balances	<u>\$430,622</u>	<u>\$784,316</u>	<u>\$229,031</u>	<u>\$1,443,969</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$447,581</u>	<u>\$784,316</u>	<u>\$229,031</u>	<u>\$1,460,928</u>

WYNNFIELD LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/19	ACTUAL THRU 02/28/19	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments	\$528,955	\$514,440	\$514,440	\$0
Clubhouse Income	\$250	\$250	\$975	\$725
Interest Income	\$15	\$6	\$266	\$260
TOTAL REVENUES	\$529,220	\$514,696	\$515,681	\$985
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$2,200	\$2,200	\$0
FICA Expense	\$459	\$168	\$168	\$0
Engineering	\$4,500	\$1,875	\$1,387	\$488
Arbitrage (Grau)	\$1,200	\$0	\$0	\$0
Trustee (US Bank)	\$3,795	\$0	\$0	\$0
Assessment Roll (GMS)	\$5,000	\$5,000	\$5,000	\$0
Attorney (HGS)	\$20,000	\$8,333	\$2,729	\$5,604
Dissemination Agent (GMS)	\$1,100	\$467	\$467	\$0
Annual Audit (Grau)	\$3,800	\$3,800	\$3,200	\$600
Management Fees (GMS)	\$46,006	\$19,169	\$19,169	\$0
Computer Time	\$1,000	\$417	\$417	\$0
Travel & Per Diem	\$100	\$42	\$0	\$42
Telephone	\$125	\$52	\$87	(\$35)
Postage	\$300	\$125	\$62	\$63
Printing & Binding	\$750	\$313	\$256	\$56
Insurance (FIA)	\$7,485	\$7,485	\$6,759	\$726
Legal Advertising	\$1,000	\$417	\$160	\$257
Other Current Charges	\$4,200	\$1,750	\$1,061	\$689
Office Supplies	\$50	\$21	\$11	\$9
Dues, Licenses & Subscriptions (DCA)	\$175	\$175	\$175	\$0
Meeting Room	\$1,290	\$430	\$430	\$0
TOTAL ADMINISTRATIVE	\$108,335	\$52,238	\$43,739	\$8,499
<u>Operations</u>				
Insurance (FIA)	\$8,366	\$8,366	\$7,605	\$761
Field Management (GMS)	\$21,000	\$8,750	\$8,750	\$0
Amenity Center Management (RMS)	\$51,424	\$21,427	\$21,427	\$0
Office Supplies / Mailings / Printings	\$1,250	\$521	\$428	\$93
Pool Maintenance (Crystal Clean Pools)	\$12,500	\$5,208	\$4,500	\$708
Pool Chemicals	\$7,000	\$2,917	\$446	\$2,471

WYNNFIELD LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/19	ACTUAL THRU 02/28/19	VARIANCE
<u>Operations (continued)</u>				
Permit Fees	\$1,500	\$912	\$912	\$0
Landscape Maintenance (Yellowstone)	\$55,904	\$20,793	\$20,793	(\$0)
Landscape Contingency	\$23,700	\$9,875	\$2,340	\$7,535
Irrigation Maintenance	\$3,000	\$1,250	\$740	\$510
Lake Maintenance (Lake Doctors)	\$9,900	\$3,850	\$3,850	\$0
General Facility Maintenance	\$19,500	\$8,125	\$7,897	\$228
Facility Attendants (RMS)	\$10,320	\$0	\$0	\$0
Repairs & Replacements	\$30,000	\$12,500	\$8,732	\$3,768
Electric (JEA)	\$16,500	\$6,875	\$5,438	\$1,437
Water & Sewer/Irrigation (JEA)	\$25,000	\$10,417	\$6,867	\$3,550
Telephone/Internet & Cable (Comcast)	\$3,200	\$1,333	\$1,489	(\$156)
Security Service/Monitoring (Giddens)	\$33,250	\$14,358	\$14,232	\$126
Refuse Service	\$6,500	\$2,708	\$3,200	(\$492)
Janitorial (RMS)	\$8,755	\$3,648	\$3,648	\$0
Janitorial Supplies	\$3,500	\$1,458	\$803	\$656
Stormwater User Fees	\$1,140	\$475	\$0	\$475
Special Events	\$10,000	\$4,167	\$4,469	(\$302)
Recreation Passes	\$500	\$208	\$0	\$208
Reserve Funding-CY	\$42,176	\$42,176	\$42,176	\$0
Animal Control	\$0	\$0	\$6,300	(\$6,300)
Contingency	\$15,000	\$6,250	\$2,966	\$3,284
TOTAL OPERATIONS	\$420,885	\$198,567	\$180,006	\$18,561
TOTAL EXPENDITURES	\$529,220	\$250,805	\$223,745	\$27,060
Excess (deficiency) of revenues over (under) expenditures	\$0	\$263,891	\$291,937	\$28,045
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$1,778	\$1,778
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$1,778	\$1,778
Net change in fund balance	\$0	\$263,891	\$293,714	\$29,823
FUND BALANCE - Beginning	\$0		\$136,908	
FUND BALANCE - Ending	\$0		\$430,622	

WYNNFIELD LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments - Tax Roll	\$521,104	\$505,049	\$505,049	\$0
Assessments - Prepayment	\$0	\$0	\$15,785	\$15,785
Interest Income	\$650	\$271	\$4,349	\$4,078
TOTAL REVENUES	<u>\$521,754</u>	<u>\$505,320</u>	<u>\$525,183</u>	<u>\$19,862</u>
<u>EXPENDITURES:</u>				
<u>Series 2014A</u>				
Interest - 11/01	\$129,906	\$129,906	\$129,906	\$0
Principal - Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/01	\$129,906	\$0	\$0	\$0
Principal - 5/01	\$260,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$519,812</u>	<u>\$129,906</u>	<u>\$134,906</u>	<u>(\$5,000)</u>
Excess (deficiency) of revenues Over (under) expenditures	<u>\$1,942</u>	<u>\$375,414</u>	<u>\$390,276</u>	<u>\$14,862</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$1,778)	(\$1,778)
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$1,778)</u>	<u>(\$1,778)</u>
Net change in fund balance	<u>\$1,942</u>	<u>\$375,414</u>	<u>\$388,499</u>	<u>\$13,085</u>
FUND BALANCE - Beginning	\$129,959		\$395,817	
FUND BALANCE - Ending	<u>\$131,901</u>		<u>\$784,316</u>	

**WYNNFIELD LAKES
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2019**

Series 2014, Special Assessment Bonds		
Interest Rate:	2.250%	
Maturity Date:	5/1/2019	\$260,000.00
Interest Rate:	2.625%	
Maturity Date:	5/1/2020	\$265,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2021	\$275,000.00
Interest Rate:	3.250%	
Maturity Date:	5/1/2022	\$275,000.00
Interest Rate:	3.500%	
Maturity Date:	5/1/2023	\$290,000.00
Interest Rate:	3.625%	
Maturity Date:	5/1/2024	\$305,000.00
Interest Rate:	3.750%	
Maturity Date:	5/1/2025	\$315,000.00
Interest Rate:	4.000%	
Maturity Date:	5/1/2026	\$325,000.00
Interest Rate:	4.250%	
Maturity Date:	5/1/2030	\$1,450,000.00
Interest Rate:	4.500%	
Maturity Date:	5/1/2036	\$2,715,000.00
<hr/>		
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 9/30/2018		\$6,475,000.00
Less:	Nov 1, 2018 (Special Call)	(\$5,000.00)
	May 1, 2019 (Mandatory)	
Current Bonds Outstanding		\$6,470,000.00

WYNNFIELD LAKES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$350	\$146	\$2,082	\$1,936
Capital Reserve Transfer	\$42,176	\$42,176	\$42,176	\$0
TOTAL REVENUES	<u>\$42,526</u>	<u>\$42,322</u>	<u>\$44,258</u>	<u>\$1,936</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$15,000	\$4,808	\$4,808	\$0
Other Service Charges	\$350	\$140	\$140	\$0
TOTAL EXPENDITURES	<u>\$15,350</u>	<u>\$4,948</u>	<u>\$4,948</u>	<u>\$0</u>
Excess (deficiency) of revenues Over (under) expenditures	<u>\$27,176</u>	<u>\$37,374</u>	<u>\$39,310</u>	<u>\$1,936</u>
<u>OTHER FINANCING SOURCES /(USES)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$27,176</u>	<u>\$37,374</u>	<u>\$39,310</u>	<u>\$1,936</u>
FUND BALANCE - Beginning	\$186,277		\$189,721	
FUND BALANCE - Ending	<u>\$213,452</u>		<u>\$229,031</u>	

WYNNFIELD LAKES

Community Development District

General Fund

Statement of Revenues and Expenditures (Month by Month)

FY 2019

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
2018	2018	2018	2019	2019	2019	2019	2019	2019	2019	2019	2019	

Revenues

Maintenance Assessments	\$0	\$30,174	\$481,066	\$1,939	\$1,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$514,440
Clubhouse Income	\$0	\$675	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$975
Interest Income	\$37	\$25	\$16	\$81	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266
Total Revenues	\$37	\$30,874	\$481,382	\$2,020	\$1,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,681

Administration

Supervisor Fees	\$800	\$600	(\$200)	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$61	\$46	(\$15)	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$188	\$824	\$0	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,387
Arbitrage (Grau)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee (US Bank)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll (GMS)	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney (HGS)	\$550	\$1,834	\$345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,729
Dissemination Agent (GMS)	\$133	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467
Annual Audit (Grau)	\$0	\$0	\$0	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
Management Fees (GMS)	\$3,834	\$3,834	\$3,834	\$3,834	\$3,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,169
Computer Time	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$49	\$0	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87
Postage	\$0	\$11	\$20	\$8	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Printing & Binding	\$67	\$13	\$79	\$5	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256
Insurance (FIA)	\$6,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,759
Legal Advertising	\$0	\$78	\$0	\$82	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160
Other Current Charges	\$308	\$235	\$65	\$453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,061
Office Supplies	\$3	\$1	\$4	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Dues, Licenses & Subscriptions (DCA)	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Meeting Room	\$0	\$215	\$0	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430
Total Administrative Expenditures	\$17,961	\$7,907	\$4,298	\$6,252	\$7,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,739

WYNNFIELD LAKES

Community Development District

General Fund

Statement of Revenues and Expenditures (Month by Month)

FY 2019

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
	2018	2018	2018	2019	2019	2019	2019	2019	2019	2019	2019	2019	
<u>Operations</u>													
Insurance (FIA)	\$7,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,605
Field Management (GMS)	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
Amenity Center Management (RMS)	\$4,285	\$4,285	\$4,285	\$4,285	\$4,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,427
Office Supplies / Mailings / Printings	\$0	\$421	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$428
Pool Maintenance (Crystal Clean Pools)	\$900	\$900	\$900	\$900	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Pool Chemicals	\$443	\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$446
Permit Fees	\$354	\$0	\$0	\$558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$912
Landscape Maintenance (Yellowstone)	\$4,159	\$4,159	\$4,159	\$4,159	\$4,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,793
Landscape Contingency	\$196	\$196	\$1,556	\$196	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,340
Irrigation Maintenance	\$0	\$0	\$0	\$740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740
Lake Maintenance (Lake Doctors)	\$770	\$770	\$770	\$770	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,850
General Facility Maintenance	\$1,625	\$1,387	\$1,625	\$1,635	\$1,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,897
Facility Attendants (RMS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Replacements	\$1,479	\$2,791	\$700	\$3,637	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,732
Electric (JEA)	\$1,037	\$1,012	\$1,135	\$1,179	\$1,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,438
Water & Sewer/Irrigation (JEA)	\$472	\$459	\$1,350	\$2,373	\$2,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,867
Telephone/Internet & Cable (Comcast)	\$299	\$299	\$299	\$287	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,489
Security Service/Monitoring (Giddens)	\$2,542	\$4,125	\$2,522	\$2,522	\$2,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,232
Refuse Service	\$624	\$628	\$628	\$624	\$696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
Janitorial (RMS)	\$730	\$730	\$730	\$730	\$730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,648
Janitorial Supplies	\$148	\$317	\$71	\$266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$803
Stormwater User Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$1,895	\$335	\$189	\$2,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,469
Recreation Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Funding-CY	\$0	\$0	\$0	\$42,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,176
Animal Control	\$1,200	\$1,200	\$1,500	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,300
Contingency	\$0	\$1,700	\$1,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,966
Total Operating Expenditures	\$30,616	\$29,024	\$25,580	\$70,184	\$24,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,006
Total Expenditures	\$48,577	\$36,931	\$29,878	\$76,437	\$31,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,745

C.

Wynnfield Lakes CDD

Special Assessment Receipts
Fiscal Year Ending September 30, 2019

							Assessment Levied through Duval County			
							\$ 528,953.85	\$519,298.18	\$1,048,252.03	net
							\$ 571,843.45	\$561,403.44	\$1,133,246.89	gross
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions Paid	Interest Income	Net Amount Received	General Fund 50.46%	Debt Svc Fund 49.54%	Total 100%	
11/08/18	10/16/18-10/31/18	\$ 2,642.65	\$ 105.71	\$ 88.79	\$ -	\$ 2,448.15	\$ 1,235.35	\$ 1,212.80	\$ 2,448.15	
11/15/18	11/1/18-11/9/18	\$ 30,193.32	\$ 1,207.74	\$ 1,014.49	\$ -	\$ 27,971.09	\$ 14,114.37	\$ 13,856.72	\$ 27,971.09	
11/26/18	11/10/18-11/19/18	\$ 31,711.80	\$ 1,268.49	\$ 1,065.52	\$ -	\$ 29,377.79	\$ 14,824.20	\$ 14,553.59	\$ 29,377.79	
12/11/18	11/20/18-11/30/18	\$ 1,021,129.97	\$ 40,838.79	\$ 34,310.19	\$ -	\$ 945,980.99	\$ 477,347.31	\$ 468,633.68	\$ 945,980.99	
12/12/18	12/1/18-12/7/18	\$ 7,927.95	\$ 290.70	\$ 267.31	\$ -	\$ 7,369.94	\$ 3,718.91	\$ 3,651.03	\$ 7,369.94	
01/07/19	12/18/18-12/31/18	\$ 4,077.63	\$ 122.32	\$ 138.44	\$ -	\$ 3,816.87	\$ 1,926.01	\$ 1,890.86	\$ 3,816.87	
01/22/19	1/1/19-1/15/19	\$ 26.43	\$ -	\$ 0.93	\$ -	\$ 25.50	\$ 12.87	\$ 12.63	\$ 25.50	
02/19/19	2/1/19-2/12/19	\$ 2,642.65	\$ 52.85	\$ 90.65	\$ 1.00	\$ 2,500.15	\$ 1,261.59	\$ 1,238.56	\$ 2,500.15	
		\$ 1,100,352.40	\$ 43,886.60	\$ 36,976.32	\$ 1.00	\$ 1,019,490.48	\$ 514,440.61	\$ 505,049.87	\$ 1,019,490.48	

Due to General Fund \$ 0.00 001.300.13100.10300

Gross Percent Collected 97.10%

Gross Amount Remaining to Collect \$32,894.49

Transfer to General Fund		
Date	Check #	GF
11/8/2018	Txfer	\$ 1,235.35
11/15/2018	Txfer	\$ 14,114.37
11/26/2018	Txfer	\$ 14,824.20
12/11/2018	Txfer	\$ 477,347.31
12/12/2018	Txfer	\$ 3,718.91
1/7/2019	Txfer	\$ 1,926.01
1/22/2019	Txfer	\$ 12.87
2/19/2019	Txfer	\$ 1,261.59
		\$ 514,440.61