

*Wynnfield Lakes  
Community Development District*

*January 15, 2020*

# *Wynnfield Lakes*

## *Community Development District*

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

January 8, 2020

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, January 15, 2020 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
  - A. November 20, 2019 Meeting
  - B. December 11, 2019 Continued Meeting
- IV. Discussion on Pool Play Structure
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Operations Manager - Memorandum
  - E. Amenity Manager
- VI. Other Business
- VII. Audience Comments / Supervisors' Requests
- VIII. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet & Income Statement
  - C. Special Assessment Receipt Schedule
- IX. Next Scheduled Meeting – March 18, 2020 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224
- X. Adjournment

Enclosed under the third order of business for your review and approval are copies of the minutes of the November 20, 2019 meeting and December 11, 2019 continued meeting.

The fourth order of business is discussion on pool play structure. Copies of the renderings of the options to be considered are 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 Revised Agenda**

Wednesday  
January 15, 2020  
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](http://www.wynnfieldlakescdd.com)

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes
  - A. November 20, 2019 Meeting
  - B. December 11, 2019 Continued Meeting
- IV. Discussion on Pool Play Structure
- V. Acceptance of the Fiscal Year 2019 Audit Report
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Operations Manager - Memorandum
  - E. Amenity Manager
- VII. Other Business
- 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 – March 18, 2020 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224

XI. Adjournment

## *MINUTES*

*A.*



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, November 20, 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	Vice Chairman
Claire Marsh	Supervisor
Kate Priddy	Supervisor
Sharon Thomaszfski	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel (by phone)
Don Craig	District Engineer
Chris Hall	Riverside Management Services
Richard Waters	Riverside Management Services

*The following is a summary of the discussions and actions taken at the November 20, 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**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Affidavits of Publication**

Copies of the affidavits of publication were included in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 18, 2019 Meeting**

Mr. Diaz-Rodriguez provided a correction to page five that will be included in the final version.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the September 18, 2019 meeting were approved.

## **FIFTH ORDER OF BUSINESS**

### **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2020-01**

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor the public hearing was opened.

Mr. Walters stated at the last meeting you approved the resolution to set this hearing for consideration of the revised rules of procedure. About every four or five years we update the rules of procedure and that's largely to catch the rules of procedure up with any statutory changes. The rules of procedure are probably 85% based on statute and 15% best practices and efficiencies we've learned over the years and over the summer we did a comprehensive walk through. You were previously provided a redline showing a word for word change a memo showing the more significant changes. You have the final document before you and a resolution for your consideration. This is something we have for all of our districts to have a comprehensive document governing general district operations.

On MOTION by Ms. Thomaszfski seconded by Mr. Diaz-Rodriguez with all in favor the public hearing was closed.

On MOTION by Ms. Priddy seconded by Ms. Thomaszfski with all in favor resolution 2020-01, adopting amended and restated rules of procedure was approved.

## **SIXTH ORDER OF BUSINESS    Staff Reports**

### **A.    District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Operation Manager****1. Memorandum****2. Consideration of Proposals for Refurbishment of Sprayground**

Mr. Hall stated Compac would remove the entire structure, take it to their shop, completely sandblast it, powder coat it, replacing plastic nets, hardware, flooring and anything else that needs to be replaced and would then bring it back and install it for a total of \$68,596.78. They are the original manufacturer of the spray ground. Crown would do the exact same thing as Compac for \$104,435.50. Riverside can paint it and sand it and do what was done last time and it will last a couple years but if you want it to be like new, that is the route you have to go. No paint is going to hold up to the chlorine like powder coat would so we will put a one-year warranty on the paint but it's going to fade and come off just like the last paint job did.

The Board asked that Mr. Hall obtain the warranty and maintenance information related to Compac's proposal and the current equipment, as well as the cost to purchase a brand-new playground structure. Further discussion was deferred until the continued meeting on December 11<sup>th</sup>.

**E. Amenity Manager**

Mr. Waters noted the Coastal Kicks soccer season starts up December 4<sup>th</sup> and goes through February 19<sup>th</sup>.

**SEVENTH ORDER OF BUSINESS****Audience Comments / Supervisor's Requests**

Mr. Diaz-Rodriguez asked if the entrance signs were going to be pressure washed. Mr. Hall noted it would be done within the next few weeks. Mr. Diaz-Rodriguez asked about the timing of the Christmas lights and Mr. Hall noted the palm trees were done and the net lights are up and they will most likely be replacing the wreaths.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

Mr. Laughlin stated the total of the check run is \$93,860.70 and it includes our FY20 insurance premium payment.

On MOTION by Dr. Sweeney seconded by Ms. Priddy 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**

A copy of the assessment receipt schedule was included in the agenda package.

**NINTH ORDER OF BUSINESS**

**Next Meeting Scheduled**

Mr. Laughlin stated the next regularly scheduled meeting is January 15, 2020 at 6:00 p.m. The meeting was continued to December 11, 2019 at 6:30 p.m. at the amenity center in order to continue the discussion on the replacement or refurbishment of the spray ground.

On MOTION by Dr. Sweeney seconded by Mr. Rodriguez with all in favor continuing the meeting to December 11, 2019 at 6:30 p.m. at the Wynnfield Lakes amenity center was approved.

**TENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was continued to December 11, 2019 at 6:30 p.m. at the amenity center.

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Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

*B.*

MINUTES OF MEETING  
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The November 20, 2019 meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was recessed and reconvened Wednesday, December 11, 2019 at 6:30 p.m. at the Wynnfield Lakes Amenity Center, 12319 Wynnfield Lakes Drive, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Chris Hall	Riverside Management Services

*The following is a summary of the discussions and actions taken at the December 11, 2019 continued 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 6:33 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Discussion on the Pool Play Area**

Mr. Hall provided the Board with renderings of options for new play structure equipment for the pool. The cost to refurbish the current equipment would be approximately \$68,000 and the cost of the suggested new equipment would be approximately \$70,000, inclusive of a slide at a cost of \$17,350. The new equipment would be warrantied for a period of 18 months.

Following a discussion on the options provided, the Board requested staff provide more options of play structure equipment and cost of the current play structure at the January meeting and send an e-blast informing residents of the decision to be made at the January meeting.

On MOTION by Ms. Thomaszfski seconded by Ms. Priddy with all in favor authorizing the Chair to select preferred options to be presented at the January meeting for the pool play area was approved.

**FOURTH ORDER OF BUSINESS**

**Audience Comments / Supervisor's Requests**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Next Meeting Scheduled – January 15, 2020  
at 6:00 p.m. at the University of North  
Florida, University Center, 12000 Alumni  
Drive, Room 1090, Jacksonville, Florida**

**SIXTH 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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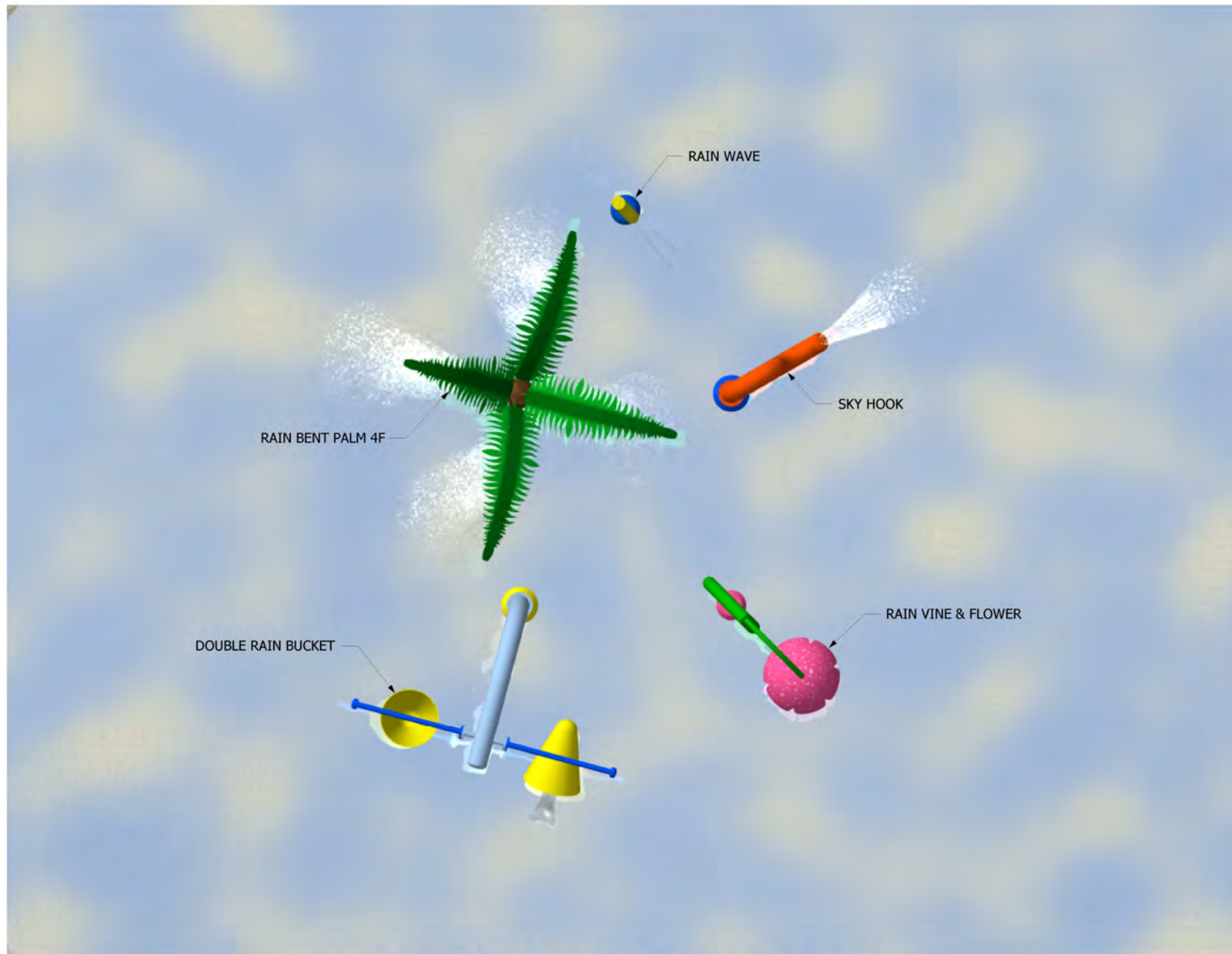
Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FOURTH ORDER OF BUSINESS*





## SPRAY 'N PLAY PAD PLAN

### General Notes

1. Main Frame constructed from Stainless Steel, and must meet Grounding requirements as per. local / national electric codes.
2. Custom colors are picked from order form by customer prior to manufacturing.
3. Wedge Anchors used to mount base flanges to slab floor.
4. Thickness of slab footprint to be calculated by project engineer.
5. Com-Pac CF series play systems are designed to be placed on level surface. Any deviation must be addressed by engineer/health dept. and approved in writing by Com-Pac.
6. All Hardware for assembly and installation is to be provided by Com-Pac and shall be 316 SS.

This material shall not be used by you or transferred to any other party for use in any other projects, additions to the current project or for any other purpose for which the material was not expressly intended by COM-PAC FILTRATION without our express written permission. Any unauthorized modification or reuse of the material shall be at your sole risk, and you agree to defend, indemnify, and hold COM-PAC FILTRATION harmless for all claims, injuries, damages, losses, expenses and attorneys fees arising out of the unauthorized modification or use of these materials. Additionally, because the CAD information stored in electronic form can be modified by other parties intentionally or otherwise, without notice or indication of said modifications, COM-PAC FILTRATION reserves the right to remove all indices of its ownership and/or involvement in material from each electronic medium not held in its possession.

No.	Revision/Issue	Date



Com-Pac Filtration, Inc.  
2020 West Beaver St.  
Jacksonville FL 32209  
Ph. (904) 356-4003  
Fx. (904) 354-1624  
E-M info@com-pac.net

Job Type: Water Features Replacement	Project Name: Tison's Landing Wynnfield Lakes
Date: Dec. 6, 2019	Flow: 170 GPM
Drawn by: Juan Ramon Pefuelas	Sheet: SP-1a





**SPRAY 'N PLAY PAD PERSPECTIVE**

#### General Notes

1. Main Frame constructed from Stainless Steel, and must meet Grounding requirements as per. local / national electric codes.
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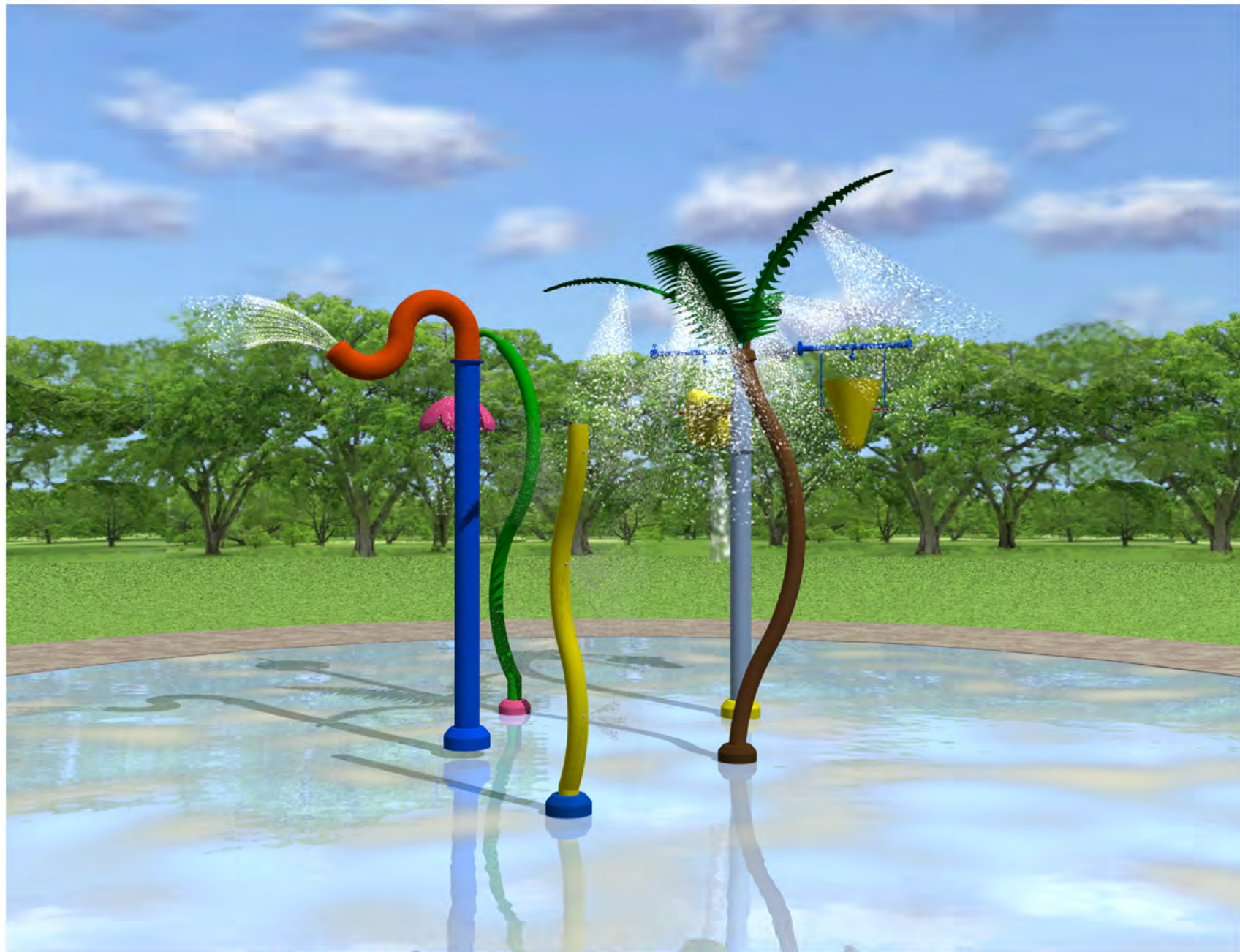
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**SPRAY 'N PLAY PAD PERSPECTIVE**

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Date: Dec. 6, 2019	Flow: 170 GPM
Drawn by: Juan Ramon Pefuelas	Sheet: SP-1c





**SPRAY 'N PLAY PAD PERSPECTIVE**

#### General Notes

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E-M info@com-pac.net

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Date: Dec. 6, 2019	Flow: 170 GPM
Drawn by: Juan Ramon Pefuelas	Sheet: SP-1d





**CF-147**

**MATERIALS:** S. S. SCH 10  
Structure & FRP Dome, Bucket,  
& Escutcheons. Polyprop. Slide

**DIMENSIONS:** Length- 23'  
Width- 20.7' Height- 13.7'  
**FLOW:** 650 GPM





**CF-12 TB**

MATERIALS: S. S. SCH 10  
Structure, FRP (big)Bucket,  
Grate Roof & Escutcheons

DIMENSIONS: Length- 14'  
Width- 9' Height- 15.7'  
FLOW: 230 GPM

**Com-Pac Filtration, Inc.**

P.O. Box 40071  
Jacksonville, FL 32203  
(800) 711-2281 • FAX

**QUOTE**

<b>Bill To</b>		Date	Quote No.	Quote Requested By
<b>Riverside Management Services</b> 9655 Florida Mining Blvd W. Bldg 300 / Suite 305 Jacksonville, FL 32257		08-27-19	082719-3TA	Christopher Hall
		Project Name Wynnfield Lakes		
		Customer Terms 50% Dep / 50% Upon Completion		
Phone	Email	Lead Time	Quoted By	
(904) 657-9211	chall@rmsnf.com	To Be Determined	Travis Atkinson	

Item	Description	Qty	Unit Price	Ext Price
REFURBISH CF	<p>Complete Playground Refurbishment to like new status</p> <p>Includes:</p> <p>Mobilization to take down the playground and transport to our facility, Complete sandblasting of the stainless steel metal components, fiberglass features to be replaced and resurfaced as required, replace decking grate, powder coating the metal components to customer chosen colors, transporting the playground back to the site and installing everything.</p> <p>We are not responsible for pool surfacing issues that may arise from aftermarket companies refinishing around any of our playground mounts incorrectly</p>	1	135,835.20	135,835.20

<b>Notes</b>	Quote based on customer description of identical playground as Tison Landing. Will need to verify with pictures of both before proceeding	<b>Sub-Total</b>	\$135,835.20
		<b>- Discount</b>	\$67,238.42
		<b>Sales Tax</b>	\$0.00
		<b>Freight</b>	\$0.00
		<b>Total</b>	<b>\$68,596.78</b>

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

**By signing below, the customer agrees to all terms specified within this quote.**

**Customer may use this quote to assign a purchase order number by completing the specified field below.**

Print Name	Title	Purchase Order Number (optional)
Signature	Date	

*FIFTH ORDER OF BUSINESS*



**WYNNFIELD LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

## WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## 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, 2019, 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, 2019, 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 9, 2020, 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 solely 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.

January 9, 2020

## **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, 2019. 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 (\$3,011,341).
- The change in the District's total net position in comparison with the prior fiscal year was \$144,986, 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, 2019, the District's governmental funds reported combined ending fund balances of \$786,910, an increase of \$64,466 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 which is available for spending at the District's discretion.

### **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,			
	2019	2018	
Current and other assets	\$ 804,219	\$ 757,977	
Capital assets, net of depreciation	2,209,269	2,404,995	
Total assets	3,013,488	3,162,972	
Deferred outflows of resources	242,229	251,985	
Current liabilities	122,723	143,788	
Long-term liabilities	6,144,335	6,427,496	
Total liabilities	6,267,058	6,571,284	
Net position			
Net investment in capital assets	(3,692,837)	(3,770,516)	
Restricted	292,248	287,561	
Unrestricted	389,248	326,628	
Total net position	\$ (3,011,341)	\$ (3,156,327)	

## 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,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 1,067,149	\$ 1,028,007
Operating grants and contributions	11,699	6,871
General revenues	13,699	7,316
Total revenues	1,092,547	1,042,194
Expenses:		
General government	97,869	98,252
Maintenance and operations	581,238	539,427
Interest	268,454	274,219
Total expenses	947,561	911,898
Change in net position	144,986	130,296
Net position - beginning	(3,156,327)	(3,286,623)
Net position - ending	\$ (3,011,341)	\$ (3,156,327)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$947,561. 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, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$4,505,614 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,296,345 has been taken, which resulted in a net book value of \$2,209,269. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2019, the District had \$6,190,000 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, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 39,052
Investments	352,144
Accrued interest receivable	600
Prepaid items	14,761
Restricted assets:	
Investments	397,662
Capital assets:	
Nondepreciable	400,000
Depreciable	1,809,269
Total assets	<u>3,013,488</u>
<b>DEFERRED AMOUNTS OF RESOURCES</b>	
Deferred charge on refunding	<u>242,229</u>
Total deferred amounts of resources	<u>242,229</u>
<b>LIABILITIES</b>	
Accounts payable	17,309
Accrued interest payable	105,414
Non-current liabilities:	
Due within one year	265,000
Due in more than one year	5,879,335
Total liabilities	<u>6,267,058</u>
<b>NET POSITION</b>	
Net investment in capital assets	(3,692,837)
Restricted for debt service	292,248
Unrestricted	389,248
Total net position	<u>\$ (3,011,341)</u>

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	<u>Program Revenues</u>			Net (Expense) Revenue and Changes in Net Position
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
Primary government:				
Governmental activities:				
General government	\$ 97,869	\$ 97,869	\$ -	\$ -
Maintenance and operations	581,238	432,655	-	(148,583)
Interest on long-term debt	268,454	536,625	11,699	279,870
Total governmental activities	947,561	1,067,149	11,699	131,287
General revenues:				
Unrestricted investment earnings				6,149
Miscellaneous revenues				7,550
Total general revenues				13,699
Change in net position				144,986
Net position - beginning				(3,156,327)
Net position - ending				<u>\$ (3,011,341)</u>

See notes to the financial statements

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 39,052	\$ -	\$ 39,052
Investments	352,144	397,662	749,806
Accounts receivable	600	-	600
Prepaid items	14,761	-	14,761
Total assets	<u>\$ 406,557</u>	<u>\$ 397,662</u>	<u>\$ 804,219</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 17,309	\$ -	\$ 17,309
Total liabilities	<u>17,309</u>	<u>-</u>	<u>17,309</u>
Fund balances:			
Nonspendable:			
Prepaid items	14,761	-	14,761
Restricted for:			
Debt service	-	397,662	397,662
Assigned to:			
Capital reserves	219,929	-	219,929
Unassigned	154,558	-	154,558
Total fund balances	<u>389,248</u>	<u>397,662</u>	<u>786,910</u>
Total liabilities and fund balances	<u>\$ 406,557</u>	<u>\$ 397,662</u>	<u>\$ 804,219</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, 2019**

Fund balance - governmental funds	\$	786,910
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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>(2,296,345)</u>	2,209,269

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.

242,229

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	(105,414)	
Unamortized original issue discount	45,665	
Bonds payable	<u>(6,190,000)</u>	<u>(6,249,749)</u>
Net position of governmental activities		<u>\$ (3,011,341)</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, 2019**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 530,524	\$ 536,625	\$ 1,067,149
Miscellaneous revenues	7,550	-	7,550
Interest	6,149	11,699	17,848
Total revenues	<u>544,223</u>	<u>548,324</u>	<u>1,092,547</u>
<b>EXPENDITURES</b>			
Current:			
General government	97,869	-	97,869
Maintenance and operations	385,512	-	385,512
Debt service:			
Principal	-	285,000	285,000
Interest	-	259,700	259,700
Total expenditures	<u>483,381</u>	<u>544,700</u>	<u>1,028,081</u>
Excess (deficiency) of revenues over (under) expenditures	60,842	3,624	64,466
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer in/out	1,778	(1,778)	-
Total other financing sources (uses)	<u>1,778</u>	<u>(1,778)</u>	<u>-</u>
Net change in fund balances	62,620	1,846	64,466
Fund balances - beginning	<u>326,628</u>	<u>395,816</u>	<u>722,444</u>
Fund balances - ending	<u>\$ 389,248</u>	<u>\$ 397,662</u>	<u>\$ 786,910</u>

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, 2019**

Net change in fund balances - total governmental funds	\$ 64,466
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(195,726)
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.	285,000
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.	2,841
Change in net position of governmental activities	<u>\$ 144,986</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, 2019:

	Maturities	Amortized Cost	Credit Risk
US Bank Mmkt5-Ct	N/A	\$ 132,215	Not available
Fidelity Gov't Portfolio CL	Not available	397,662	AAAm S&P
Florida Prime	33 days	219,929	AAAm S&P
		<u>\$ 749,806</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, 2019, 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, 2019 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
Recreational facilities	2,424,677	-	-	2,424,677
Landscaping/entry features	174,796	-	-	174,796
Furniture, fixtures, & equipment	65,166	-	-	65,166
Total capital assets, being depreciated	4,105,614	-	-	4,105,614
Less accumulated depreciation for:				
Infrastructure - stormwater management	634,029	57,639	-	691,668
Recreational facilities	1,327,210	121,234	-	1,448,444
Landscaping/entry features	128,183	11,653	-	139,836
Furniture, fixtures, & equipment	11,197	5,200	-	16,397
Total accumulated depreciation	2,100,619	195,726	-	2,296,345
Total capital assets being depreciated, net	2,004,995	(195,726)	-	1,809,269
Governmental activities capital assets, net	\$ 2,404,995	\$ (195,726)	\$ -	\$ 2,209,269

Depreciation expense for 2019 in the amount of \$195,726 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, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2014	\$ 6,475,000	\$ -	\$ 285,000	\$ 6,190,000	\$ 265,000
Less: Original Issuance Discount	47,504	-	1,839	45,665	-
Total	<u>\$ 6,427,496</u>	<u>\$ -</u>	<u>\$ 283,161</u>	<u>\$ 6,144,335</u>	<u>\$ 265,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 265,000	\$ 252,994	\$ 517,994
2021	270,000	246,038	516,038
2022	275,000	237,938	512,938
2023	290,000	229,000	519,000
2024	300,000	218,850	518,850
2025-2029	1,700,000	910,388	2,610,388
2030-2034	2,105,000	513,388	2,618,388
2035-2036	985,000	67,050	1,052,050
Total	<u>\$ 6,190,000</u>	<u>\$ 2,675,646</u>	<u>\$ 8,865,646</u>

## 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, 2019**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
<b>REVENUES</b>			
Special assessments	\$ 528,955	\$ 530,524	\$ 1,569
Miscellaneous and investment income	615	13,699	13,084
Total revenues	<u>529,570</u>	<u>544,223</u>	<u>14,653</u>
<b>EXPENDITURES</b>			
Current:			
General government	108,335	97,869	10,466
Maintenance	421,235	385,512	35,723
Capital outlay	15,000	-	15,000
Total expenditures	<u>544,570</u>	<u>483,381</u>	<u>61,189</u>
Excess (deficiency) of revenues over (under) expenditures	(15,000)	60,842	75,842
<b>OTHER FINANCING SOURCES</b>			
Interfund transfer	-	1,778	1,778
Total other financing sources	<u>-</u>	<u>1,778</u>	<u>1,778</u>
Net change in fund balances	<u>\$ (15,000)</u>	62,620	<u>\$ 77,620</u>
Fund balance - beginning		<u>326,628</u>	
Fund balance - ending		<u>\$ 389,248</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, 2019.





**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, 2019, 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 9, 2020.

**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 9, 2020



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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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, 2019. 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, 2019.

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 9, 2020



# Grau & Associates

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## 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, 2019, and have issued our report thereon dated January 9, 2020.

### 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 9, 2020, 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 9, 2020

## **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, 2018.

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, 2019.

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, 2019.

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, 2019. 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*

*D.*

# **Wynnfield Lakes Community Development District**

**12319 Wynnfield Lakes Drive, Jacksonville, Florida 32246**

## **Memorandum**

**Date:** January 15, 2020

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

**From:** Chris 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-seven access cards were issued to residents since the last CDD meeting.
- Three Veranda rentals took place.
- Santa Visits Wynnfield Lakes took place on December 15<sup>th</sup>. It was highly attended.

### **Fitness Center:**

- A/C in the fitness center has been repaired.
- The tv's have been replaced with new 43" televisions.
- RMS continues to maintain and clean the fitness equipment weekly.
- Southeast Fitness continues preventative maintenance program on all the equipment.

### **Amenity/Pool/Playground:**

- Four new signs have been installed at the amenity center.
- More uneven pavers have been repaired.
- Fencing around the amenity center is being painted a section at a time.
- The fence that was hit by a golf cart has been repaired.



- Lights are being checked and replaced as needed.
- Crystal Clean is maintaining the pools twice a week, and RMS staff cleans/skims pool daily.
- Playground inspections and tightening of playground equipment is performed monthly.
- Florida Pest Control continues to treat the amenities on a monthly basis.

#### **Landscaping / Irrigation:**

- The front sign plants have been removed and will be replaced with new plant material.
- Yellowstone continues to maintain all the landscaping.
- Irrigation inspections continue monthly by Yellowstone.
- All irrigation repairs have been completed by Yellowstone.
- RMS is continuing to perform bi-weekly landscape inspections with Yellowstone.

#### **Other Items:**

- Two of the tennis court lights have been replaced.
- Holes in the asphalt along the entry road were filled with cold patch asphalt.
- The dumpster gate has been repainted to match the amenity center.
- The front entrance sign, walls, and fence has been pressure washed.
- Signpost around the amenity center have been painted.
- Large fallen tree limbs were removed from the athletic field and disposed of.
- Holiday lights and decorations were installed and removed.
- Goose Master's is continuing the goose control services.
- Lake Doctors continues to maintain the lakes.
- Nighttime light inspections are performed monthly.
- RMS continues to clean trash from the lake banks and outfall structures bi-weekly.

#### **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***

11/1/19-12/17/19

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
<b><i>GENERAL FUND</i></b>		
11/4/2019	3615-3619	\$5,557.30
11/5/2019	3620-3625	\$6,001.32
11/8/2019	3626-3631	\$7,962.59
11/20/2019	3632-3635	\$1,361.38
11/25/2019	3636	\$3,495.19
11/27/2019	3637-3641	\$8,613.37
12/2/2019	3642	\$802.46
12/5/2019	3643-3648	\$11,670.50
12/17/2019	3649-3653	\$17,045.27
<b><i>Total</i></b>		<b><u><u>\$62,509.38</u></u></b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/04/19	00196	10/21/19 844786 4	201910 320-57200-49000 OCT 19- INSPECT/TREATMENT	FLORIDA PEST CONTROL & CHEMICAL CO.	*	45.00	45.00 003615
11/04/19	00075	10/22/19 23459237	201910 320-57200-34500 SECURITY SV 10/7-10/20/19	GIDDENS SECURITY CORPORATION	*	1,260.80	1,260.80 003616
11/04/19	00192	10/25/19 180-1019	201910 320-57200-46802 OCT 19- GOOSE CONTROL SV	GOOSE MASTERS OF NORTHEAST FLORIDA	*	1,100.00	1,100.00 003617
11/04/19	00012	10/18/19 08366811	201910 320-53800-43001 IRRIGATION 9/18-10/17/19		*	87.49	
		10/21/19 25236787	201910 320-53800-43000 ELECTRIC 9/19-10/18/19		*	1,417.53	
		10/21/19 25236787	201910 320-53800-43001 IRRIGATION 9/19-10/18/19		*	729.63	
		10/21/19 25236787	201910 320-53800-43001 SEWER 9/19-10/18/19		*	159.77	
		10/21/19 25236787	201910 320-53800-43001 WATER 9/19-10/18/19		*	63.10	
			JEA				2,457.52 003618
11/04/19	00016	10/16/19 0687-001	201911 320-57200-43300 PICKUP SVC 11/01-11/30/19	REPUBLIC SERVICES #687	*	693.98	693.98 003619
11/05/19	00176	10/20/19 50077719	201910 320-57200-54000 LIC FEE ADJ 1/1-10/31/19		*	7.50	
		10/20/19 50077719	201910 320-57200-54000 LICENSE FEE 11/1-12/31/19		*	59.50	
		10/20/19 50077719	201910 320-57200-54000 LICENSE FEE 1/1-10/31/20		*	297.50	
			ASCAP				364.50 003620
11/05/19	00029	10/26/19 84957412	201911 320-57200-41000 TV/INTERNET 11/4-12/3/19	COMCAST	*	267.91	267.91 003621
11/05/19	00191	11/05/19 11052019	201911 320-57200-46101 NOV 19- RESID LANDSC MAIN	BRADLEY AND PHUONG DICKINSON	*	42.00	42.00 003622
11/05/19	00108	11/01/19 337	201911 320-57200-34200 NOV 19- JANITORIAL SV		*	729.58	

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/19 337	201911 320-57200-34300		*	4,285.33	
		NOV 19-	FACILITY MGMT				
				RIVERSIDE MANAGEMENT SERVICES, INC			5,014.91 003623
11/05/19 00189	11/05/19	11052019	201911 320-57200-46101		*	42.00	
		NOV 19-	RESID LANDSC MAIN				
	11/05/19	11052019	201911 320-57200-46102		*	70.00	
		NOV 19-	REIMB W/S				
				PETER AND JENNIFER TOWNSEND			112.00 003624
11/05/19 00203	11/02/19	11022019	201911 320-57200-49400		*	200.00	
			SUMMER MOVIES TOY STORY 4				
				RYAN WALKER			200.00 003625
11/08/19 00020	10/25/19	1168814	201911 320-57200-34500		*	280.00	
		MONITOR	CC 11/1-10/31/20				
				ATLANTIC COMPANIES, INC.			280.00 003626
11/08/19 00001	10/01/19	74232	201910 310-51300-54000		*	175.00	
		SPECIAL	DISTRICT FEE FY20				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 003627
11/08/19 00075	11/05/19	23459307	201910 320-57200-34500		*	1,260.80	
		SECURITY	10/21-11/3/19				
				GIDDENS SECURITY CORPORATION			1,260.80 003628
11/08/19 00007	11/01/19	475	201911 310-51300-34000		*	3,948.83	
		NOV 19-	MGMT FEE				
	11/01/19	475	201911 310-51300-35100		*	83.33	
		NOV 19-	COMUPTER TIME				
	11/01/19	475	201911 310-51300-31600		*	91.67	
		NOV 19-	DISSEMINATION				
	11/01/19	475	201911 310-51300-42500		*	4.65	
		NOV 19-	COPIES				
	11/01/19	475	201911 310-51300-41000		*	16.82	
		NOV 19-	TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			4,145.30 003629
11/08/19 00007	10/23/19	5	201908 310-51300-51000		*	125.49	
		MONITOR	MOUSE/KEYBOARD				
				GOVERNMENTAL MANAGEMENT SERVICES			125.49 003630
11/08/19 00008	10/31/19	110914	201909 310-51300-31500		*	376.00	
		SEP 19-	GEN COUSEL				
	10/31/19	110915	201909 310-51300-31500		*	1,600.00	
		SEP 19-	MONTHLY MEETING				
				HOPPING, GREEN & SAMS			1,976.00 003631
				WYNN --WYNNFIELD -- TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/20/19	00165	11/19/19 11192019	201912 320-57200-49400	SANTA VISIT 12/15/19	*	450.00	
				FRED BAKER			450.00 003632
11/20/19	00032	11/13/19 19-09194	201911 310-51300-48000	NOTICE OF MEETING	*	86.38	
				DAILY RECORD			86.38 003633
11/20/19	00058	11/11/19 18860	201907 310-51300-31200	SERIES 2014 THRU 7/31/19	*	600.00	
				GRAU AND ASSOCIATES			600.00 003634
11/20/19	00186	11/16/19 768241	201911 320-57200-49400	BALLOON ART	*	225.00	
				PATRICK STIDHAM			225.00 003635
11/25/19	00190	5/31/19 JAX 2699	201905 320-57200-46101	PLANT INST ENTRY ISLAND	*	672.00	
		5/31/19 26992	201905 320-57200-43400	IRRIGATION REPAIRS	*	1,358.19	
		5/31/19 26993	201905 320-57200-46101	PLANT INST POOL ENHANC	*	1,465.00	
				YELLOWSTONE LANDSCAPE			3,495.19 003636
11/27/19	00060	11/12/19 M23227	201910 320-57200-46200	OCT 19- POOL MAINT	*	900.00	
		11/12/19 M23227	201910 320-57200-46201	OCT 19- TANK FILL	*	590.00	
				CRYSTAL CLEAN POOL SERVICE, INC			1,490.00 003637
11/27/19	00012	11/18/19 08366811	201911 320-53800-43001	IRRIGATION 10/17-11/17/19	*	101.04	
		11/18/19 25236787	201911 320-53800-43000	ELECTRIC 10/18-11/18/19	*	1,483.60	
		11/18/19 25236787	201911 320-53800-43001	IRRIGATION 10/18-11/18/19	*	1,126.56	
		11/18/19 25236787	201911 320-53800-43001	SEWER 10/18-11/18/19	*	166.36	
		11/18/19 25236787	201911 320-53800-43001	WATER 10/18-11/18/19	*	65.01	
				JEA			2,942.57 003638
11/27/19	00108	11/26/19 339	201910 320-57200-46600	OCT 19- GEN FACILITY MAIN	*	1,815.00	
		11/26/19 339	201910 320-57200-34201	OCT 19- JANITORIAL SUPPL	*	80.58	

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/26/19 339	201910 320-57200-46601		*	750.00	
		OCT 19- REPAIR/REPL					
		11/26/19 339	201910 320-57200-49000		*	307.00	
		OCT 19- CONTINGENCY					
				RIVERSIDE MANAGEMENT SERVICES, INC			2,952.58 003639
11/27/19 00036		11/21/19 UC17434	201911 310-51300-60100		*	215.00	
		ROOM RENTMEETING 11/20/19					
				UNIVERSITY OF NORTH FLORIDA			215.00 003640
11/27/19 00190		10/31/19 JAX 6450	201910 320-57200-46101		*	1,013.22	
		PLANT INSTALLATION					
				YELLOWSTONE LANDSCAPE			1,013.22 003641
12/02/19 00016		11/16/19 0687-001	201912 320-57200-43300		*	802.46	
		DEC 19- PUCKUP SV					
				REPUBLIC SERVICES #687			802.46 003642
12/05/19 00029		11/26/19 84957412	201912 320-57200-41000		*	267.91	
		TV/INTERNET 12/4-1/3/20					
				COMCAST			267.91 003643
12/05/19 00191		12/05/19 12052019	201912 320-57200-46101		*	42.00	
		DEC 19- RESID LANDSCAPE					
				BRADLEY AND PHUONG DICKINSON			42.00 003644
12/05/19 00007		12/01/19 477	201912 310-51300-34000		*	3,948.83	
		DEC 19- MGMT FEE					
		12/01/19 477	201912 310-51300-35100		*	83.33	
		DEC 19- COMPUTER TIME					
		12/01/19 477	201912 320-57200-34400		*	1,802.50	
		DEC 19- FIELD ADMIN					
		12/01/19 477	201912 310-51300-31600		*	91.67	
		DEC 19- DISSEMINATION					
		12/01/19 477	201912 310-51300-51000		*	2.50	
		DEC 19- OFFICE SUPPLIES					
		12/01/19 477	201912 310-51300-42000		*	9.00	
		DEC 19- POSTAGE					
		12/01/19 477	201912 310-51300-42500		*	58.35	
		DEC 19- COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			5,996.18 003645
12/05/19 00008		10/31/19 111509	201910 310-51300-31500		*	237.50	
		LEGAL SV THRU 10/31/19					
				HOPPING, GREEN & SAMS			237.50 003646
				WYNN --WYNNFIELD -- TCESSNA			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/05/19	00108	12/01/19 338 DEC 19-	201912 320-57200-34200 JANITORIAL SV		*	729.58	
		12/01/19 338 DEC 19-	201912 320-57200-34300 FACILITY MGMT		*	4,285.33	
				RIVERSIDE MANAGEMENT SERVICES, INC			5,014.91 003647
12/05/19	00189	12/05/19 12052019 DEC 19-	201912 320-57200-46102 REIMB WATER/SEWER		*	70.00	
		12/05/19 12052019 DEC 19-	201912 320-57200-46101 RESID LANDSCAPE		*	42.00	
				PETER AND JENNIFER TOWNSEND			112.00 003648
12/17/19	00075	11/19/19 23459409 SECURITY 11/04-11/17/19	201911 320-57200-34500		*	1,260.80	
		12/03/19 23459453 SECURITY 11/18-12/01/19	201911 320-57200-34500		*	1,323.84	
				GIDDENS SECURITY CORPORATION			2,584.64 003649
12/17/19	00192	11/25/19 180-1119 NOV 19 -	201911 320-57200-46802 GOOSE CONTROL SV		*	1,375.00	
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,375.00 003650
12/17/19	00028	11/04/19 468747 OCT 19 -	201910 320-57200-46800 WATER MGMT		*	795.00	
		11/04/19 468748 NOV 19 -	201911 320-57200-46800 WATER MGMT		*	795.00	
		12/01/19 471019 DEC 19 -	201912 320-57200-46800 WATER MGMT		*	795.00	
				THE LAKE DOCTORS, INC.			2,385.00 003651
12/17/19	00168	12/15/19 12152019 DEC 19 -	201912 320-57200-49400 SANTA VISITS		*	200.00	
				CHRISTINA VALENTIN			200.00 003652
12/17/19	00190	11/30/19 JAX71595 NOV 19 -	201911 320-57200-46100 LANDSCAPE MAINT		*	4,158.63	
		11/30/19 JAX71596 MULCH INSTALL	201911 320-57200-46100		*	6,342.00	
				YELLOWSTONE LANDSCAPE			10,500.63 003653
				TOTAL FOR BANK A		62,509.38	
				TOTAL FOR REGISTER		62,509.38	

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**WYNNFIELD LAKES**  
**Community Development District**

Unaudited Financial Statements  
as of  
November 30, 2019

Board of Supervisors Meeting  
January 15, 2020

**WYNNFIELD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
November 30, 2019

	<b>Major Funds</b>		<b>Non-Major Fund</b>	<b>Totals</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Reserve</b>	<b>Governmental Funds</b>
<b><u>ASSETS:</u></b>				
Cash	\$63,093	---	\$4,110	\$67,204
Petty Cash	\$200	---	---	\$200
<b>Investments:</b>				
State Board of Administration	---	---	\$220,652	\$220,652
US Bank Custody Account	\$51,861	---	---	\$51,861
<b>Series 2014</b>				
Reserve	---	\$254,780	---	\$254,780
Revenue	---	\$30,542	---	\$30,542
Redemption	---	\$1,279	---	\$1,279
Principal	---	\$17	---	\$17
Prepaid Expenses	\$450	---	---	\$450
<b>Total Assets</b>	<b><u>\$115,604</u></b>	<b><u>\$286,618</u></b>	<b><u>\$224,762</u></b>	<b><u>\$626,984</u></b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$16,288	---	---	\$16,288
Accrued Expenditures	4,518	---	---	\$4,518
<b>Total Liabilities</b>	<b><u>\$20,805</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$20,805</u></b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable:				
Prepaid items	\$450	---	---	\$450
Restricted to:				
Debt Service	---	\$286,618	---	\$286,618
Capital reserves	---	---	\$224,762	\$224,762
Unassigned	\$94,349	---	---	\$94,349
<b>Total Fund Balances</b>	<b><u>\$94,799</u></b>	<b><u>\$286,618</u></b>	<b><u>\$224,762</u></b>	<b><u>\$606,179</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>\$115,604</u></b>	<b><u>\$286,618</u></b>	<b><u>\$224,762</u></b>	<b><u>\$626,984</u></b>

**WYNNFIELD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$300	\$50	\$38	(\$12)
Maintenance Assessments	\$528,955	\$19,608	\$19,608	\$0
Clubhouse Income	\$2,000	\$333	\$0	(\$333)
<b>TOTAL REVENUES</b>	<b>\$531,255</b>	<b>\$19,991</b>	<b>\$19,645</b>	<b>(\$345)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisor Fees	\$6,000	\$1,000	\$1,000	\$0
FICA Expense	\$459	\$77	\$77	\$0
Engineering Fees	\$4,500	\$750	\$0	\$750
Arbitrage (Grau)	\$600	\$0	\$0	\$0
Trustee (US Bank)	\$4,365	\$0	\$0	\$0
Assessment Roll (GMS)	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees (HGS)	\$20,000	\$3,333	\$238	\$3,096
Dissemination Agent (GMS)	\$1,100	\$283	\$283	\$0
Annual Audit (Grau)	\$3,300	\$0	\$0	\$0
Management Fees (GMS)	\$47,386	\$7,898	\$7,898	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Travel & Per Diem	\$100	\$17	\$0	\$17
Telephone	\$125	\$21	\$17	\$4
Postage	\$300	\$50	\$16	\$34
Printing & Binding	\$750	\$125	\$95	\$30
Insurance (FIA)	\$7,097	\$7,097	\$6,928	\$169
Legal Advertising	\$1,000	\$167	\$377	(\$211)
Other Current Charges	\$4,200	\$700	\$148	\$552
Office Supplies	\$50	\$8	\$9	(\$0)
Dues, Licenses & Subscriptions (DCA)	\$175	\$175	\$175	\$0
Meeting Room	\$1,290	\$215	\$215	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$108,797</b>	<b>\$27,082</b>	<b>\$22,642</b>	<b>\$4,440</b>
<b><u>Operations</u></b>				
Insurance (FIA)	\$7,985	\$7,985	\$7,833	\$152
Field Management (GMS)	\$21,630	\$3,605	\$3,605	\$0
Amenity Center Management (RMS)	\$51,424	\$8,571	\$8,571	\$0
Facility Attendants (RMS)	\$10,320	\$0	\$0	\$0
Security Service/Monitoring (Giddens)	\$33,250	\$5,542	\$6,017	(\$475)
General Facility Maintenance (RMS)	\$21,780	\$3,630	\$3,630	\$0
Janitorial (RMS)	\$8,755	\$1,459	\$1,459	\$0
Janitorial Supplies (RMS and Southeastern Paper)	\$3,500	\$583	\$81	\$503
Fitness Center Supplies	\$1,000	\$167	\$0	\$167

**WYNNFIELD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
<b><u>Operations (continued)</u></b>				
Pool Maintenance (Crystal Clean Pools)	\$12,500	\$2,083	\$1,800	\$283
Pool Chemicals	\$7,000	\$1,167	\$590	\$577
Landscape Maintenance (Yellowstone)	\$55,904	\$14,317	\$14,659	(\$342)
Landscape Contingency	\$23,700	\$3,950	\$1,321	\$2,629
Lake Maintenance (Lake Doctors)	\$10,140	\$1,690	\$1,590	\$100
Irrigation Maintenance	\$3,600	\$600	\$0	\$600
Repairs & Replacements	\$30,000	\$5,000	\$3,313	\$1,687
Electric (JEA)	\$16,500	\$2,750	\$2,901	(\$151)
Water & Sewer/Irrigation (JEA)	\$25,000	\$4,167	\$2,499	\$1,668
Telephone/Internet & Cable (Comcast)	\$3,600	\$600	\$536	\$64
Refuse Service	\$8,400	\$1,400	\$1,384	\$16
Stormwater User Fees	\$1,140	\$190	\$0	\$190
Office Supplies / Mailings / Printings	\$1,250	\$208	\$0	\$208
Permit Fees	\$1,500	\$365	\$365	\$0
Special Events	\$10,000	\$2,325	\$2,325	\$0
Recreation Passes	\$500	\$83	\$0	\$83
Reserve Funding-CY	\$23,760	\$0	\$0	\$0
Animal Control	\$15,600	\$2,600	\$2,475	\$125
Contingency	\$12,720	\$2,120	\$352	\$1,768
<b>TOTAL OPERATIONS</b>	<b>\$422,458</b>	<b>\$77,157</b>	<b>\$67,305</b>	<b>\$9,851</b>
<b>TOTAL EXPENDITURES</b>	<b>\$531,255</b>	<b>\$104,239</b>	<b>\$89,947</b>	<b>\$14,292</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>(\$84,248)</b>	<b>(\$70,302)</b>	<b>\$13,946</b>
Net change in fund balance	<b>\$0</b>	<b>(\$84,248)</b>	<b>(\$70,302)</b>	<b>\$13,946</b>
FUND BALANCE - Beginning	<b>\$0</b>		<b>\$165,100</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$94,799</b>	

# WYNNFIELD LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/19</u>	<u>ACTUAL THRU 11/30/19</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$5,000	\$833	\$1,255	\$422
Assessments - Tax Roll	\$521,104	\$19,198	\$19,198	\$0
Assessments - Prepayment	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$526,104</u></b>	<b><u>\$20,031</u></b>	<b><u>\$20,453</u></b>	<b><u>\$422</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2014A</u></b>				
Interest - 11/01	\$126,497	\$126,497	\$126,497	(\$0)
Principal - Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/01	\$126,497	\$0	\$0	\$0
Principal - 5/01	\$265,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$517,994</u></b>	<b><u>\$126,497</u></b>	<b><u>\$131,497</u></b>	<b><u>(\$5,000)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$8,110</u></b>	<b><u>(\$106,466)</u></b>	<b><u>(\$111,044)</u></b>	<b><u>(\$4,578)</u></b>
Net change in fund balance	<b><u>\$8,110</u></b>	<b><u>(\$106,466)</u></b>	<b><u>(\$111,044)</u></b>	<b><u>(\$4,578)</u></b>
FUND BALANCE - Beginning	\$136,273		\$397,662	
<b>FUND BALANCE - Ending</b>	<b><u>\$144,383</u></b>		<b><u>\$286,618</u></b>	

**WYNNFIELD LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2020**

<b>Series 2014, Special Assessment Bonds</b>		
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 - 9/30/2019		\$6,215,000.00
Less:	Nov 1, 2019 (Special Call)	(\$5,000.00)
	May 1, 2019 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$6,210,000.00</b>



**WYNNFIELD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/19</u>	<u>ACTUAL THRU 11/30/19</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$3,000	\$500	\$722	\$222
Capital Reserve Transfer	\$23,760	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$26,760</u></b>	<b><u>\$500</u></b>	<b><u>\$722</u></b>	<b><u>\$222</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$15,000	\$0	\$0	\$0
Other Service Charges	\$420	\$70	\$109	(\$39)
<b>TOTAL EXPENDITURES</b>	<b><u>\$15,420</u></b>	<b><u>\$70</u></b>	<b><u>\$109</u></b>	<b><u>(\$39)</u></b>
Excess (deficiency) of revenues Over (under) expenditures	<b><u>\$11,340</u></b>	<b><u>\$430</u></b>	<b><u>\$613</u></b>	<b><u>\$183</u></b>
 FUND BALANCE - Beginning	 \$225,691		 \$224,148	
<b>FUND BALANCE - Ending</b>	<b><u><u>\$237,031</u></u></b>		<b><u><u>\$224,762</u></u></b>	

**WYNNFIELD LAKES****Community Development District****General Fund****Statement of Revenues and Expenditures (Month by Month)****FY 2020**

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
2019	2019	2019	2020	2020	2020	2020	2020	2020	2020	2020	2020	

*Revenues*

Maintenance Assessments	\$0	\$19,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,608
Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$24	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
<b>Total Revenues</b>	<b>\$24</b>	<b>\$19,622</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,645</b>

**Administration**

Supervisor Fees	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage (Grau)	\$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
Assessment Roll (GMS)	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees (HGS)	\$238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
Dissemination Agent (GMS)	\$192	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Annual Audit (Grau)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees (GMS)	\$3,949	\$3,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,898
Computer Time	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Postage	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Printing & Binding	\$90	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95
Insurance (FIA)	\$6,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,928
Legal Advertising	\$291	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377
Other Current Charges	\$78	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148
Office Supplies	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Dues, Licenses & Subscriptions (DCA)	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Meeting Room	\$0	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215
<b>Total Administrative Expenditures</b>	<b>\$17,048</b>	<b>\$5,593</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,642</b>

# WYNNFIELD LAKES

## Community Development District

### General Fund

### Statement of Revenues and Expenditures (Month by Month) FY 2020

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
	2019	2019	2019	2020	2020	2020	2020	2020	2020	2020	2020	2020	
<b><u>Operations</u></b>													
Insurance (FIA)	\$7,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,833
Field Management (GMS)	\$1,803	\$1,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,605
Amenity Center Management (RMS)	\$4,285	\$4,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,571
Facility Attendants (RMS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Service/Monitoring (Giddens)	\$3,152	\$2,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,017
General Facility Maintenance (RMS)	\$1,815	\$1,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,630
Janitorial (RMS)	\$730	\$730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,459
Janitorial Supplies (RMS and Southeastern Paper)	\$81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81
Fitness Center Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance (Crystal Clean Pools)	\$900	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Pool Chemicals	\$590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$590
Landscape Maintenance (Yellowstone)	\$4,159	\$10,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,659
Landscape Contingency	\$1,167	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,321
Lake Maintenance (Lake Doctors)	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,590
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Replacements	\$3,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,313
Electric (JEA)	\$1,418	\$1,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,901
Water & Sewer/Irrigation (JEA)	\$1,040	\$1,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,499
Telephone/Internet & Cable (Comcast)	\$268	\$268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536
Refuse Service	\$690	\$694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,384
Stormwater User Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies / Mailings / Printings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365
Special Events	\$0	\$2,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,325
Recreation Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Funding-CY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Animal Control	\$1,100	\$1,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,475
Contingency	\$352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352
<b>Total Operating Expenditures</b>	<b>\$34,402</b>	<b>\$27,751</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,305</b>
<b>Total Expenditures</b>	<b>\$51,450</b>	<b>\$33,345</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$89,947</b>

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**Special Assessment Receipts**  
Fiscal Year Ending September 30, 2020

									Assessment Levied through Duval County			
									net gross	\$ 528,953.85	\$517,893.59	\$1,046,847.44
										\$ 571,843.45	\$559,884.96	\$1,131,728.41
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions 2%	Property Appraiser 1.5%	Net Amount Received	General Fund 50.53%	Debt Svc Fund 49.47%	Total 100%			
11/15/19	11/1-11/12/19	\$ 28,674.84	\$ 1,147.01	\$ 550.56	\$ 412.92	\$ 26,564.35	\$ 13,422.51	\$ 13,141.84	\$ 26,564.35			
11/22/19	11/13-11/18/19	\$ 13,213.25	\$ 528.52	\$ 253.69	\$ 190.27	\$ 12,240.77	\$ 6,185.05	\$ 6,055.72	\$ 12,240.77			
		\$ 41,888.09	\$ 1,675.53	\$ 804.25	\$ 603.19	\$ 38,805.12	\$ 19,607.56	\$ 19,197.56	\$ 38,805.12			

<b><i>Due to General Fund</i></b>	<b>\$</b>	<b>-</b>
<i>Gross Percent Collected</i>		3.70%
<b>Gross Amount Remaining to Collect</b>	<b>\$1,089,840.32</b>	

Transfer to General Fund			
Date	Check #		GF
11/15/2019	txfer	\$	13,422.51
11/22/2019	txfer	\$	6,185.05
		<b>\$</b>	<b>19,607.56</b>