

*Wynnfield Lakes  
Community Development District*

*July 21, 2021*

# *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*

July 14, 2021

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, July 21, 2021 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. Minutes
  - A. Approval of the Minutes of the May 19, 2021 Board of Supervisors Meeting and June 16, 2021 Special Meeting
  - B. Acceptance of the Minutes of the May 19, 2021 Audit Committee Meeting
- IV. Ratification of Agreement with Vesta Property Services for Amenity Center Management
- V. Acceptance of Engagement Letter with Berger Toombs Elam Gaines & Frank for Audit Services
- VI. Public Hearing to Adopt the Fiscal Year 2022 Budget
  - A. Consideration of Resolution 2021-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
  - B. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager – Consideration of Fiscal Year 2022 Regular Meeting Schedule
  - D. Operations Manager
  - E. Amenity Manager
- VIII. Audience Comments / Supervisors' Requests
- IX. Other Business
- X. Financial Reports
  - A. Balance Sheet & Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register

- XI. Next Scheduled Meeting – September 15, 2021 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224
- XII. Adjournment

Enclosed under the third order of business are copies of the minutes from the May 19, 2021 Board of Supervisors and Audit Committee meetings, as well as the June 16, 2021 special meeting for your review and approval.

The fourth order of business is ratification of agreement with Vesta Property Services for amenity center management. A copy of the agreement is enclosed for your review.

The fifth order of business is acceptance of engagement letter with Berger Toombs Elam Gaines & Frank for audit services. A copy of the letter is enclosed for your review and approval.

The sixth order of business is the public hearing to adopt the fiscal year 2022 budget. Enclosed for your review and approval are copies of the budget, resolution 2021-06 and resolution 2021-07.

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

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

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

## *AGENDA*

# **Wynnfield Lakes Community Development District Agenda**

Wednesday  
July 21, 2021  
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.net](http://www.WynnfieldLakesCDD.net)

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  - B. District Engineer
  - C. District Manager – Consideration of Fiscal Year 2022 Regular Meeting Schedule
  - D. Operations Manager

E. Amenity Manager

VIII. Audience Comments / Supervisors' Requests

IX. Other Business

X. Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

C. Check Register

XI. Next Scheduled Meeting – September 15, 2021 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224

XII. 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, May 19, 2021 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	Chairperson
Luis Diaz-Rodriguez	Vice Chairman
Kate Priddy	Supervisor
Sharon Thomaszfski	Supervisor (by phone)

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel (by phone)
Don Craig	District Engineer (by phone)
Cheryl Graham	Riverside Management Services
Taylor Wright	Riverside Management Services
Timi Wright	Riverside Management Services
Jay Golomb	Coastal Kicks (by phone)

*The following is a summary of the discussions and actions taken at the May 19, 2021 meeting. An audio 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 6:06 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident residing at 12535 Sunchase Drive stated that he felt his concerns are not being addressed by amenity staff. He expressed concerns over the pool maintenance and duck feces, the pool lights staying on late into the morning, the sprinklers running on rainy days, the pool umbrellas not being secured prior to storms, as well as the lack of workload for the security guard.

**THIRD ORDER OF BUSINESS**

**Discussion with Coastal Kicks Soccer  
Regarding Upcoming Seasons**

Mr. Golomb provided the Board an overview of the previous season noting there was no summer camp held for the 2020 year and the fall programs were condensed to allow for social distancing. Dr. Sweeney asked to change the usage fee agreed upon as the field requires re-seeding. Mr. Golomb responded that he would look at the numbers to see if the program can absorb an increase.

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor Coastal Kick's 2021-2022 season was approved contingent on a 10% net share with the District, with staff authorized to negotiate the license agreement and final signature by the chair.

#### **FOURTH ORDER OF BUSINESS Minutes**

##### **A. Approval of Minutes of the March 17, 2021 Board of Supervisors Meeting and April 7, 2021 Continued Meeting**

There were no comments on the minutes.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor the minutes of the March 17, 2021 Board of Supervisors meeting and April 7, 2021 continued meeting were approved as presented.

##### **B. Acceptance of the Minutes of the March 17, 2021 Audit Committee Meeting**

There were no comments on the minutes.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor the minutes of the March 17, 2021 Audit Committee were accepted as presented.

#### **FIFTH ORDER OF BUSINESS Acceptance of Audit Committee's Recommendation**

Mr. Laughlin asked the board to accept the recommended rankings of the audit proposals with Berger, Toombs, Elam, Gaines & Frank ranked the number one proposer and Grau & Associates ranked number two.

On MOTION by Ms. Priddy seconded by Dr. Sweeney with all in favor the audit committee's recommendation to rank Berger, Toombs, Elam, Gaines & Frank number one was accepted.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2021-05,  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing Date  
for Adoption**

Mr. Laughlin informed the board the public hearing to adopt the budget is scheduled for the July 21<sup>st</sup> meeting and noted there is no increase in assessments included in the proposed budget. Ms. Thomaszfski stated that she does not feel comfortable increasing the contract prices for RMS. Ms. Kilinski noted the Board could authorize staff to negotiate a reduction in some of the increased costs to be brought back in July as the budget can be adjusted all the way up until its adopted so long as the overall budgeted amount does not increase after approval.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor resolution 2021-05 approving the proposed fiscal year 2022 budget and setting a public hearing date for adoption was approved.

The Board discussed requesting bids for operations and amenity management services due to the continued complaints on facility maintenance and made the following motion authorizing staff to move forward.

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor issuing and RFP for amenity and operations management services was approved.

Per Board direction, Supervisor Sweeney will work with staff on developing the scope for the RFP.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Kilinski updated the Board on recent legislative changes that might have an impact on the District.

**B. District Engineer**

Mr. Craig informed the Board the lake bank repairs reported as being necessary after a lake bank inspection are still on hold as contractors are unwilling to submit bids currently due to busy schedules and staffing shortages.

**C. District Manager**

Mr. Laughlin informed the Board there are 1,081 registered voters residing within the District boundaries per the Duval County Supervisor of Elections office.

Ms. Thomaszfski presented a checklist for RMS's use and asked that RMS use a sign in / sign out sheet for vendor site visits effectively immediately.

Ms. Thomaszfski motioned to begin use of a sign in sheet for vendor site visits. The motion failed due to lack of a second.

The following item was taken out of order.

**E. Amenity Manager**

Ms. Taylor Wright gave an overview of the amenity manager's portion of the field and amenity operations report and asked the Board if they would consider lifting restrictions on rentals. Dr. Sweeney asked that Ms. Wright send an email to residents letting them know of the rules for the facility as it relates to unauthorized fitness classes and swim classes at the amenity facilities and noted she is fine with room rentals. Ms. Kilinski recommended a waiver be signed by anyone renting the facilities. Dr. Sweeney asked that the hours for pool monitors be reduced at times that there is already staff onsite.

**D. Operation Manager**

**1. Report**

Ms. Graham gave the Board an overview of the operations report, a copy of which was included in the agenda package. Due to the painting project taking longer than expected, Mr. Diaz-Rodriguez asked that a provision be included in future project contracts with a deadline for completion of the project.

## **2. Proposal for Pool Area Landscape Lighting**

Ms. Graham presented proposals for landscape lighting and plant materials for the pool area. The Board gave Ms. Graham direction on plant materials. There was no action taken on the

Ms. Graham informed the Board the contractor resurfacing the splash pool inadvertently spilled chlorine and in an attempt to wash it off the pool deck, the chlorine killed a strip of grass. She noted she has asked for a proposal from the landscaping contractor to fix the strip of grass and will request the pool resurfacing contractor pay for replacing the grass.

Ms. Graham presented a proposal to install Bermuda grass on the athletic field in the amount of \$18,900. She noted one thing to keep in mind is Bermuda grass does require irrigation. There was no action taken on the proposal.

Ms. Graham presented a proposal for pine straw installation in the beds around the tennis court area in the amount of \$3,400. There was no action taken on the proposal.

## **EIGHTH ORDER OF BUSINESS**

### **Audience Comments / Supervisor's Requests**

A resident stated in 14 years I've never seen more people working at the amenity center and nothing gets done. That's my point.

## **NINTH ORDER OF BUSINESS**

### **Other Business**

There being no other business, the next item followed.

## **TENTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Balance Sheet & Income Statement**

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

#### **B. Special Assessment Receipt Schedule**

A copy of the assessment receipts schedule showing the District is 99% collected for on-roll assessments was included in the agenda package.

#### **C. Approval of Check Register**

A copy of the check register totaling \$76,418.12 was included in the agenda package.

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

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 21, 2021 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



MINUTES OF MEETING  
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, June 16, 2021 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	Chairperson
Luis Diaz-Rodriguez	Vice Chairman
Kate Priddy	Supervisor
Claire Marsh	Supervisor
Sharon Thomaszfski	Supervisor (by phone)

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel (by phone)
Todd Myhill	Vesta Property Services
Alex Boyer	Evergreen Lifestyle Management
Lynzi Chambers	Evergreen Lifestyle Management

*The following is a summary of the discussions and actions taken at the June 16, 2021 meeting. An audio 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 6:06 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no members of the public present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposals for Amenity and Operations Management Services**

Mr. Laughlin informed the Board bids were received from Vesta for all services under one umbrella, Evergreen to provide facility and operations management, and Coastal Amenities for just janitorial and maintenance services, which he noted may work well if the District enters into an agreement with Evergreen Lifestyle Management as they contract out those services.



There were three other companies contacted to ask to bid, however they were not able to provide staff on such short notice.

Mr. Boyer introduced himself to the Board as a facility manager for Evergreen Lifestyle Management and gave an overview of their proposal noting the pool attendant and facility attendant contract amounts listed in the proposal are estimates based on what they would recommend from an hourly standpoint.

Mr. Laughlin gave an overview of Coastal Amenities proposal for janitorial and maintenance services noting the total annual cost for those services would total \$23,397. In conjunction with Evergreen's proposal for facility and operations management services, the total annual cost would be \$146,696 if the Board chose to approve both proposals.

Mr. Diaz-Rodriguez questioned why Evergreen's proposal provides for an increase every year for the next five years. Mr. Boyer responded that it is due to the minimum wage increase required by recently changed labor laws, and it's also common practice to give their employees a 3% increase annually.

Mr. Myhill introduced himself to the Board and gave an overview of Vesta Property Services' proposal noting Vesta would recommend a general manager and field operations staff member full time. The field operations staff member would be a certified pool operator. Vesta also proposes a part-time facility attendant. Vesta's proposal totals \$146,697.

Dr. Sweeney noted she would like to see pricing for the next three years as the contract prices provided by each vendor for fiscal year 2021 are so similar, the pricing for future years may make the difference.

Vesta offered 10% off the proposal price for the remainder of fiscal year 2021.

After discussing the two proposals and asking each vendor questions about their companies and plans for the community, the Board made the following motion to approve Vesta's proposal or Evergreen's proposal if the negotiation with Vesta is not successful.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor Vesta's proposal was approved contingent on no more than a 3% annual increase and a 10% discount for the remainder of Fiscal Year 2021 with the chair authorized to execute the contract. If the
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terms cannot be negotiated, the Board has approved entering into an agreement with Evergreen

*Ms. Priddy left the meeting at this time.*

Dr. Sweeney asked that RMS provide an itemized inventory. There are a few items that Mr. Laughlin noted he is working to ensure get taken care of prior to the transition from RMS to Vesta, such as the installation of rubber mulch, the rubber mulch that was painted, and the chlorine spill that killed a strip of grass, with payment to the vendors to be withheld until the issues are resolved

#### **FOURTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 21, 2021 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

#### **FIFTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Dr. Sweeney seconded by Ms. Marsh with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

*B.*

MINUTES OF MEETING  
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

An audit committee meeting of the Wynnfield Lakes Community Development District was held Wednesday, May 19, 2021 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.

Audit Committee Members Present were:

Dr. Kristi Sweeney  
Luis Diaz-Rodriguez  
Kate Priddy  
Sharon Thomaszfski (by phone)

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel (by phone)

*The following is a summary of the discussions and actions taken at the May 19, 2021 audit committee meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Review and Ranking of Audit Proposals**

Mr. Laughlin informed the Board two proposals were received, one from Berger, Toombs, Elam, Gaines & Frank and one from Grau & Associates, who is the current auditor. Mr. Laughlin noted both firms are very capable and read the Board his scoring of each proposer. Berger, Toombs received 100 points and Grau received 96 points. Mr. Laughlin ranked Berger Toombs the number one proposer and ranked Grau & Associates number two. The audit committee made the following motion to accept his rankings.

On MOTION by Mr. Diaz-Rodriguez seconded by Dr. Sweeney with all in favor accepting staff's rankings with Berger, Toombs, Elam, Gaines & Frank ranked number one and Grau & Associates number two was approved.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor the audit committee meeting was adjourned.
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## *FOURTH ORDER OF BUSINESS*

**AGREEMENT BETWEEN WYNNFIELD LAKES COMMUNITY DEVELOPMENT  
DISTRICT AND VESTA PROPERTY SERVICES, INC.  
FOR AMENITY CENTER MANAGEMENT**

*This Agreement for Amenity Center Management ("Agreement") is made and entered into as of this 6th day of July, 2021, by and between:*

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Duval County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

**VESTA PROPERTY SERVICES, INC.**, a Florida corporation, with a mailing address of 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202 ("Contractor" and together the "Parties")

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, and which was established for the purposes, among others, of owning, operating and maintain various public infrastructure improvements, including recreational facilities and related improvements; and

**WHEREAS**, the District owns and operates an amenity center and associated property that includes a swimming pool, fitness center, sports courts and other recreational facilities (altogether, the "Amenity Center"); and

**WHEREAS**, the District desires to engage a third-party contractor for the operation and maintenance of the Amenity Center; and

**WHEREAS**, Contractor has extensive experience in the management and maintenance of amenity facilities, including staffing related thereto, and is willing to provide such management, staffing, operation and maintenance services to the District in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with the Contractor to manage and maintain the Amenity Center and to provide other services as described in this Agreement and as included in the Scope of Services attached hereto as **Composite Exhibit A** and incorporated herein by this reference ("Services").

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenity Center for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

### 3. **SCOPE OF SERVICES**

#### **A. General Scope of Services**

- i. The Services provided by Contractor shall be as provided for in **Composite Exhibit A** and as set forth in this Agreement. Contractor shall immediately, and not more than 24 hours after discovering such concerns, notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare, and shall immediately address and correct such concerns.
- ii. The General Manager shall attend the District's Board of Supervisors' ("Board") meetings, shall prepare a report and submit it to the District Manager at least eight days prior to the Board meeting, and shall include substantive updates and information as may be needed.
- iii. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the Services described herein immediately for cause or upon sixty (60) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property. Furthermore, Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any department hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- iv. Should the Contractor generate any revenue associated with running the Amenity Center, the Contractor shall remit any such revenue derived from income generating services and programs to the District on a monthly basis as provided for in this Agreement. The Contractor shall keep close accounting of all revenue and expenditures and submit either a P & L or other applicable financial sales tracking reports provided by the point of sale system, to support



all monthly sales and profit-sharing arrangements.

- v. At all times during operation of the Amenity Center, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing of the Amenity Center. Contractor shall not utilize management level staff hired by Contractor to staff the Amenity Center at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.
- vi. Contractor shall ensure at all times there is a manager assigned to on-call duty, including nights and weekends. The individual designated to be on-call or on-site for such after-hours time periods shall be communicated to on-site staff working during such time periods. There shall always be management oversight, availability and communication, which is included in the compensation contemplated herein. Included within the compensation provided for in this Agreement is the staffed days and hours as more specifically described in **Composite Exhibit A** attached hereto.

#### **B. General Manager Position**

- i. The Contractor shall be responsible, through the General Manager position, for the comprehensive management, operation and maintenance of the Amenity Center, oversight of all of its employees, amenity-related independent contractors and licensees of the District, and responsible for aiding District Management in the development of the amenity and capital reserve portion of the general budget related to the Amenity Center, as more particularly described in **Composite Exhibit A**, and in the job description for the General Manager. This provision is meant to be exhaustive such that the Contractor shall be directly responsible for all management, operation and maintenance of Amenity Center.
- ii. The General Manager shall assist the District with recommending, establishing, implementing and ensuring compliance with rules, policies and procedures for the Amenity Center, budgeting accountability, policy recommendations and enforcement, safety/security recommendations, resident satisfaction, and other matters of importance for the efficient and functional operation of the Amenity Center. The General Manager shall also be responsible for coordinating all services and oversight, along with appropriate budgeting and invoicing, of the Amenity Center.
- iii. The Contractor shall be responsible, through the General Manager position, for

the comprehensive facility management, operation and maintenance of the Amenity Center, including, but not limited to: oversight of all of its employees, independent contractors and licensees of the District performing work related to the field operations management scope and budgeting considerations, without limitation.

- iv. The compensation and general job description for the position are as set forth in **Composite Exhibit A**. This shall be a full-time position.
- v. The General Manager reports directly to the District Manager. For reference purposes, attached hereto as **Exhibit B** is a District organizational chart, which may change from time to time in the District's discretion. Furthermore, the General Manager shall be responsible for coordinating necessary insurance, waivers, agreements and other documentation through District Staff to ensure all District related activities are appropriately and legally documents to protect the District from further liability exposure. Should there be any question regarding such requirements, the District Manager and District Counsel shall be consulted.

#### **C. Maintenance Staff Services**

- i. The Contractor shall be responsible for all duties associated with maintenance services at the Amenity Center ("Maintenance") according to the terms provided for herein and as set forth in **Composite Exhibit A**, which shall include, but not be limited to: pool maintenance, janitorial services, and common grounds and facility maintenance, along with management, scheduling, recruiting, hiring, training, and supervising all personnel related thereto. Contractor shall be solely responsible for the cost of any training, uniforms, and certifications required to perform such services.
- ii. The general nature of these Maintenance services is to provide staffing of individuals with requisite education, knowledge, skill and experience for the respective position. The total fees charged for each position shall be as set forth in **Composite Exhibit A** and shall be all inclusive of the staff positions set forth in **Composite Exhibit A**, and all associated wages, salaries, associated taxes, human resource administration, background checks, drug screening, and other employer's payroll expenses, and any processing fees. The fees charged pursuant to **Composite Exhibit A** shall be billed monthly, in conformance with the invoicing terms set forth in the Agreement. The District shall only be charged for the portion of Maintenance services actually rendered; if certain of the positions set forth in **Composite Exhibit A** are not staffed, the District shall not be charged for such positions.

4. **COMPENSATION.** Contractor shall be compensated for providing the Services described in Section 3 of this Agreement and exhibits hereto in accordance with the pricing as is

detailed in the attached **Composite Exhibit A**. Compensation for 2021 shall be pro-rated to the term of this Agreement with a ten percent (10%) discount applied to fiscal year 2021, as reflected in **Composite Exhibit A**. The staffed hours of the Amenity Center shall be in accordance with this Agreement and **Composite Exhibit A** and as directed by the District's designee, who shall be the District Manager. Contractor shall provide, upon request, copies of employee time and attendance records, documenting the total hours worked. Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered to the District at the offices of the District Manager on or before the fifteenth (15th) of the month in which the invoice is being billed (e.g., for Contractor to receive timely payment for Services provided for the month of May, the invoice for May shall be delivered to the District Manager on or before May 15th). These monthly invoices are due and payable within twenty (20) days upon receipt of the invoice by the District, or as may otherwise be required or permitted under Florida's Prompt Payment Act. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

**5. CONTRACTOR HIRING OF GENERAL MANAGER PROCEDURES.** The Contractor shall be responsible for the Services, including the recruitment, selection and hiring of the position of General Manager and all other positions provided for hereunder. Any costs associated with the hiring of these positions (i.e., recruitment, advertising, or relocation expenses) shall be borne by the Contractor as part of the Compensation provided for herein. The District cannot terminate the General Manager or any other positions. However, upon the determination of the District that the General Manager is not fulfilling his or her assigned duties in a satisfactory manner, the District, through its District Manager, shall confer with the Contractor regarding the failure to provide services in compliance with this Agreement. The Contractor agrees to resolve such issues expeditiously. The District retains its rights to terminate the Contractor for lack of performance and as provided for herein.

**6. GENERAL PROVISIONS.**

- A. Contractor is an independent contractor. Contractor shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services of functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for

its services in consideration of the Services and the indemnification provisions provided for in this Agreement.

- B. Contractor shall promptly respond to any and all emergencies or problems related to the Amenity Center and shall report to the District all known problems related to the Amenity Center.
- C. Contractor shall provide, at no additional cost to the District, contractor branded uniforms for on-site staff. If the District prefers uniforms to be branded specifically for the community the expense will be billable to the District at cost.
- D. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor. Contractor may be provided and use a District issued debit and/or credit card to make purchases on behalf of the District for District related business, within appropriate purchase limits defined by the District. If the District elects, as evidenced in writing, instead to have Contractor make purchases with a Contractor issued credit card and then be reimbursed by the District, the District agrees to reimburse Contractor for sales taxes levied by law (or in the absence a "Use Tax" when due on the taxable good or services when sales tax was not paid at the time of purchase such as with some online purchases) on said purchases as well as reimburse Contractor for processing the payment and submitting for reimbursement to the District. The reimbursement fee to the Contractor shall be equal to 5% of the total expense. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.
- E. The District shall reimburse Contractor for mileage expenses incurred due to conducting District business with either a Contractor owned vehicle or a personal owned vehicle (rather than a District owned vehicle). Such mileage shall include travel conducted within the District's property as well as offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per IRS guidelines and there shall be no mark-up of the expense by Contractor, who shall document the mileage expenses with appropriate back-up information such as mileage figures for each trip.
- F. Contractor shall provide annual evaluations of all employees staffed at the District at a minimum. Such evaluations shall be standardized and provided in accordance with best employment practices. Contractor shall train employees with supervisory responsibilities, or cause such employees to be trained, including but not limited to the Facility Manager and various department heads, in human resources and employment best practices. This training at a minimum shall include such topics as performance management and terminations, corrective actions, social networking best practices and the "do's and don'ts", harassment and discrimination, interviewing and handling difficult employees/conflict resolution. Contractor shall attempt to conduct periodic



training and development of Contractor's on-site employees while on the District's property, however, on some occasions an employee may need to leave for training conducted elsewhere besides the District's property. Such absences shall be conducted in a manner that results in minimal-to-no impact on Contractor's day-to-day management of the District's amenities.

- G. All purchases made by any of the positions paid for pursuant to this Agreement or an addendum thereto will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.
- H. The General Manager position staffed by Contractor shall (i) provide equal treatment and equal access to the Amenity Center for all residents and paid users, and (ii) maintain the assets of the District in a manner consistent with direction from the Board, through adopted budgets and other Board direction, and consistent with the federal tax law and bond covenants, as applicable. Any substantial operational or budget change shall only be made as approved by the Board. Substantial shall mean a change that affects the integrity of one of the District's core programs or total projected operational fiscal year spending is expected to exceed the adopted fiscal year budget. The purchasing thresholds for the Facility Manager are pursuant to the policy adopted by the Board, which may be changed from time to time. The current policy is attached to this Agreement for reference purposes.
- I. Should the District modify its staffing requirements related to the Amenity Management Services provided by Contractor under this Agreement, Contractor shall provide a revised proposal that reflects these modifications, whether they would result in a net increase or net decrease in the staffing requirements) in its corresponding pricing for its Amenity Management Services under this Agreement. If such revised proposal is accepted by the District, this agreement, including any adjustments in the compensation provided to Contractor, shall be amended accordingly, in writing in the form of an addendum to this Agreement, and such addendum to this Agreement shall be fully executed by both parties.
- J. If the District desires to make use of a Food and Beverage, Alcohol and or Catering Licenses for District Events then Contractor will be reimbursed a reasonable

amount to obtain and use the same for the benefit of the District, which amount will be agreed to by separate Addendum to this Agreement and executed by both parties in writing.

- K. To the extent that any other terms provided in the exhibits conflict with the terms of this Agreement, the terms of this Agreement shall control.

**7. SHARING OF REVENUES.** Contractor is not entitled to any of the District revenues for the Amenity Center programs whatsoever. The sole compensation for services provided hereunder are as defined in paragraph four herein and as identified in this Agreement.

**8. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the Amenity Center and property of the District, its residents, Patrons, landowners and authorized guests and invitees from damage by Contractor or its employees or agents. Contractor agrees to commence repair of any damage resulting from the Services within twenty-four (24) hours of notice thereof. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**9. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Center placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than forty-eight (48) hours notify the District in writing of all such orders or requirements.

**10. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenity Center or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in collection therewith, unless the Board expressly directs Contractor otherwise, in writing. Emergency reporting shall be consistent with Section 3 herein.

**11. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice to Contractor due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon sixty (60) days' written notice without cause and for any reason whatsoever. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the Services performed up to that date as sole means of recovery, hereunder, subject to any offsets the District may have against Contractor. Upon termination of this Agreement, the Contractor shall, as soon as

practicable, but in no event later than the effective date of termination or such other date as set forth in the following: (i) deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenity Center, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenity Center; (ii) vacate any portion of the Amenity Center then accessed by the Contractor as a consequence of this Agreement; and, (iii) furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

## 12. INSURANCE.

### A. Contractor shall maintain throughout the term of this Agreement the following insurance:

- i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- ii. Commercial General liability insurance with the following limits:

\$2,000,000	General Aggregate
\$1,000,000	Products/Completed Operations
\$1,000,000	Personal & Advertising Injury
\$1,000,000	Each Occurrence
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or Facility Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
- iv. Employer's Liability Coverage with limits of \$250,000.
- v. Professional Liability Insurance with limits of \$1,000,000.
- vi. Employment theft dishonesty insurance in the amount of \$500,000.
- vii. Abuse/Molestation coverage in the amount of \$1,000,000/\$2,000,000.
- viii. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$5,000,000.

### B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board

members, the District Manager, District Counsel, District Engineer, officers, staff, employees, representatives, agents and trustees, along with Wynnfield Lakes Community Development District, its Board members, the District Manager, District Counsel, District Engineer, officers, staff, employees, representatives, agents and trustees and Mattamy Jacksonville LLC, and its officers, employees, representatives, agents and trustees, shall each be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement.

### 13. INDEMNIFICATION.

- A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify, hold harmless and defend the District, its officers, directors, board members, employees, agents, and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, losses, liabilities and interests, and any and all costs and expenses incident thereto, including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding, (collectively "Damages"), which the District, its officers, directors, board members, employees, agents, and assigns, may hereafter incur, become responsible for or pay, but only to the extent that such Damages (i) arise out of the negligence of Contractor, its agents, employees or subcontractors, and (ii) that occurs in connection with the performance or provisions of this Agreement.
- C. However, and notwithstanding the foregoing section, nothing herein shall limit or waive the protections and damage limitations afforded to the District under section 768.28, *Florida Statutes*.
- D. For purposes of this section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns or employees includes, but is not limited to, the operation and management of the Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit license, certification, consent, or other approval.
- E. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled,



whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 13 shall survive the termination or expiration of this Agreement.

14. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

15. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

16. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

17. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

18. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

19. **NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the Parties, as follows:

**A. If to Contractor:**

Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, Florida 32202  
Attn: \_\_\_\_\_

**B. If to District:**

Wynnfield Lakes Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:**

Hopping Green & Sams P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

**20. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**21. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

**22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Duval County, Florida.

**23. EFFECTIVE DATE.** This Agreement shall be effective upon execution by both Parties. This term of this Agreement shall be from July 4, 2021 until September 30, 2022 unless terminated earlier in accordance with Section 11, above. This Agreement is subject to one-year renewals, commencing October 1, 2022 – September 30, 2023 . Such renewals shall be subject to the same terms and conditions as set forth herein, with the compensation as reflected in **Composite Exhibit A**.

**24. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and

accordingly. Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor further recognizes that all work product, e-mails, or other forms of transmission whatsoever in furtherance of District business are considered public records and shall be retained as such by Contractor. All data and programs utilized in conduct of District business and operations and stored on computers are considered public records and are required to be turned over consistent with this provision. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (904) 940-5850, DLAUGHLIN@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

25. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

26. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

27. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

28. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the


case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.


29. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

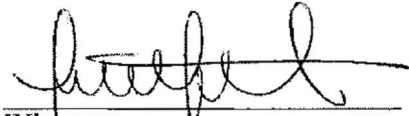
Attest:

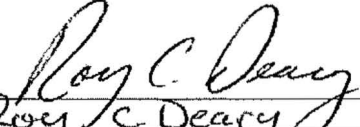
**WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman, Board of  
Supervisors

**VESTA PROPERTY SERVICES, INC.**

  
Witness  
Priscilla Eisenman  
Print Name of Witness

By:   
Print: Roy C. Deary  
Its: Vice President

**Composite Exhibit A:**  
**Exhibit B:**

Scope of Services/Staffing Levels/Compensation  
Organizational Chart

# **FACILITY, POOL, AND COMMON GROUNDS MAINTENANCE**

## **JOB SCOPE**

### **POOLS**

1. Maintain pool water quality
2. Test and log water chemistry of both bodies of water
3. Manually skim, brush and vacuum.
4. Clean and maintain filtration system
5. Perform continual inspections of chemical feeders and controllers
6. Check all injection lines, connections, gauges, etc.
7. Inspection of all plumbing for leaks and functionality
8. Inspect autofill and float switches
9. Maintain the functionality of all mechanized equipment
10. Check and log chemical inventory, report needs as they occur
11. Add chemicals to pools where needed (Bicarb and Acid)
12. Treat drain stains and Phosphate treatments as needed (report extraordinary chemical needs/usages to Field Operations Manager)
13. Non-CPC repairs (pumps, tubing, ferrels, etc.)
14. Routine QC inspections and checklists for Health Department regulations
8. Report any extraordinary repairs to Management as needed
9. Pressure wash all assigned areas of District property
10. Check batteries, and overall functions of the ADA pool lift chairs.
11. Maintain complete organization of all storage closets and buildings
12. Maintain all restrooms including toilets, floors, sinks and mirrors.
13. Clean all surfaces in the fitness center including mirrors, equipment, window ledges and flooring.

### **COMMON GROUNDS**

### **FACILITY/JANITORIAL**

1. Maintain Supply inventory of all continual maintenance needs
2. Monitor and repair fitness equipment as able (rotate periodically for equal wear)
3. Monitor the condition of all doors and functionality and resolve any issues
4. Monitor the condition of all fencing and adjoining gates and resolve any issues
5. Touch up painting as needed
6. Replace interior lights and A/C filters as needed
7. Control cobwebs and prevent other debris from accumulating on exterior walls

1. Removal of debris from common areas including
  - a) Community entry areas
  - b) Community Parks
  - c) Ponds
2. Clean district monuments
3. Maintain playgrounds and equipment
4. Clean and maintain dog park
5. Clean and maintain pocket parks



# General MANAGER

## JOB SCOPE

1. Represent Wynnfield Lakes CDD with professionalism and a high degree of customer service to all residents and service providers.
2. Build and retain relationships with residents, families and approved guests while aiding in their safe enjoyment of the facilities.
3. Provide day-to-day oversight of all District common grounds and assets.
4. Work closely with the *Vesta Regional Field Operations Manager, Steve Howell*.
5. Hire, train and manage seasonal Facility Attendants and Maintenance Staff.
6. Provide consistent and thorough communications to residents, District Staff and board members.
7. Plan and execute multiple special events in addition to providing consistent activities throughout the year. Work closely with the *Vesta Regional Lifestyle Director, Ross Ruben*, for ideas and additional resources.
8. Enforce all District policies.
8. Attempt to resolve or redirect all District related issues on behalf of the residents.
9. Attend all District board meetings as requested by the District Manager.
10. Administer contract execution/compliance by all District maintenance contractors, such as the landscape service provider, lake maintenance service provider, termite/pest control, HVAC, fitness, fire safety, etc.
11. Remain aware of potential safety or security hazards within District property, communicate with the appropriate District personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the District.
12. Provide day-to-day oversight of all District common grounds and assets.
13. Implement all policies and procedures established by the District as they relate to the day- to-day maintenance and upkeep of the District.
14. Provide professional interaction and coordination with outside entities.

## Vesta Fees FY'21-FY'26

<u>Scope</u>	<u>Details</u>	<u>FY'21</u> <i>Original</i>	<u>FY'21</u> <i>Discounted</i>	<u>FY'22</u> <i>3% Increase from FY'21 Original</i>	<u>FY'23</u> <i>3% increase</i>	<u>FY'24</u> <i>3% increase</i>	<u>FY'25</u> <i>3% increase</i>	<u>FY'26</u> <i>3% increase</i>
<b>General Manager</b>	Full Time Onsite	\$71,904	\$64,713	\$74,061	\$76,282	\$78,568	\$80,925	\$83,352
<b>Field Operations and Maintenance</b>	Includes Facility, Pool, Janitorial and Common Grounds Maintenance	\$63,915	\$57,524	\$65,832	\$67,807	\$69,838	\$71,932	\$74,087
<b>Facility Attendants</b>	Seasonal Weekend Staffing	\$10,878	\$9,790	\$11,205	\$11,541	\$11,891	\$12,250	\$12,611
	<b>TOTAL</b>	<b>\$146,697</b>	<b>\$132,027</b>	<b>\$151,098</b>	<b>\$155,630</b>	<b>\$160,297</b>	<b>\$165,107</b>	<b>\$170,050</b>

**EXHIBIT B**  
ORGANIZATIONAL CHART



*FIFTH ORDER OF BUSINESS*



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

May 21, 2021

Daniel Laughlin, District Manager  
Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Wynnfield Lakes Community Development District (the "District"), which comprise governmental activities and each major fund for the General Fund as of and for the years ended September 30, 2021, 2022, 2023, 2024, and 2025 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2021, 2022, 2023, 2024, and 2025.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

## **The Responsibilities of the Auditor**

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "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 of 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. 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.

Fort Pierce / Stuart

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Private Companies practice Section

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Wynnfield Lakes Community Development District  
May 21, 2021  
Page 2

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

In making our risk assessments, we consider internal control relevant to Wynnfield Lakes Community Development District'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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Wynnfield Lakes Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund
3. Capital Projects Fund



Wynnfield Lakes Community Development District  
May 21, 2021  
Page 3

### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For 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; and
4. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.



Pine Ridge Plantation Community Development District  
May 27, 2021  
Page 4

Management is responsible for identifying and ensuring that Wynnfield Lakes Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

#### **Records and Assistance**

If circumstances arise relating to the condition of the Wynnfield Lakes Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Wynnfield Lakes Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Daniel Laughlin. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report. The audit should be completed and filed with the Auditor General within nine (9) months after the end of the fiscal year.

#### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



Pine Ridge Plantation Community Development District  
May 27, 2021  
Page 5

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$3,050 unless the scope of the engagement is changed, the assistance which Wynnfield Lakes Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The fee for the year ending September 30, 2022, will not exceed \$3,140, the fee for the year ending September 30, 2023 will not exceed \$3,230, and the fee for the years ending September 30, 2024 and 2025 will not exceed \$3,300.

In the event we are requested or authorized by Wynnfield Lakes Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Wynnfield Lakes Community Development District, Wynnfield Lakes Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information, except as provided in the public records addendum hereto. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Additionally, see attached addendum regarding public records.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Pine Ridge Plantation Community Development District  
May 27, 2021  
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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Wynnfield Lakes Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Wynnfield Lakes Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Wynnfield Lakes Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

### **Reporting**

We will issue a written report upon completion of our audit of Wynnfield Lakes Community Development District's financial statements. Our report will be addressed to the Board of Wynnfield Lakes Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Wynnfield Lakes Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter and any addendums hereto constitute the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Wynnfield Lakes Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Pine Ridge Plantation Community Development District  
May 27, 2021  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

---

---





Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. E-mail: [jbaggett@brap.com](mailto:jbaggett@brap.com)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED MAY 21, 2021)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-NF, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FL 32092  
TELEPHONE: 407-841-5524  
EMAIL: DLAUGHLIN@GMSNF.COM**

**Auditor: J.W. Gaines**

**District: Wynnfield Lakes CDD**

**By: \_\_\_\_\_**

**By: \_\_\_\_\_**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: May 21, 2021**

**Date: \_\_\_\_\_**

## *SIXTH ORDER OF BUSINESS*

***Approved Budget  
Fiscal Year 2022***

***Wynnfield Lakes  
Community Development District***

***July 21, 2021***



# Wynnfield Lakes

## Community Development District

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# Wynnfield Lakes

## Community Development District

## General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<b>Revenues</b>					
Carry Forward Surplus	\$0	\$59,324	\$0	\$59,324	\$0
Interest Income	\$300	\$15	\$5	\$20	\$15
Special Assessment - On Roll	\$528,955	\$530,403	\$0	\$530,403	\$528,955
Clubhouse Income	\$2,000	\$1,695	\$305	\$2,000	\$2,000
Miscellaneous Revenues	\$0	\$4,079	\$0	\$4,079	\$0
<b>Total Revenues</b>	<b>\$531,255</b>	<b>\$595,516</b>	<b>\$310</b>	<b>\$595,826</b>	<b>\$530,970</b>
<b>Expenditures</b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$6,000	\$6,800	\$2,000	\$8,800	\$6,000
FICA Expense	\$459	\$520	\$153	\$673	\$459
Engineering Fees	\$4,500	\$1,625	\$2,875	\$4,500	\$4,500
Arbitrage Rebate (Grau)	\$600	\$0	\$600	\$600	\$600
Trustee Fees (US Bank)	\$4,800	\$0	\$4,800	\$4,800	\$4,800
Assessment Roll (GMS)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney Fees (HGS)	\$20,000	\$16,498	\$3,502	\$20,000	\$20,000
Dissemination Agent (GMS)	\$1,100	\$825	\$275	\$1,100	\$1,100
Annual Audit (Grau)	\$3,400	\$3,400	\$0	\$3,400	\$3,500
Management Fees (GMS)	\$47,386	\$35,539	\$11,847	\$47,386	\$47,386
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,200
Travel & Per Diem	\$100	\$0	\$100	\$100	\$100
Telephone	\$250	\$258	\$0	\$258	\$250
Postage	\$300	\$55	\$245	\$300	\$300
Printing & Binding	\$750	\$407	\$343	\$750	\$750
Meeting Room	\$1,290	\$1,505	\$430	\$1,935	\$1,290
Insurance	\$7,621	\$7,275	\$0	\$7,275	\$7,639
Legal Advertising	\$1,000	\$1,074	\$130	\$1,204	\$1,000
Other Current Charges	\$4,200	\$657	\$250	\$907	\$4,200
Office Supplies	\$150	\$16	\$134	\$150	\$150
Website Administration	\$0	\$0	\$0	\$0	\$400
Dues, Licenses & Subscriptions (DEO)	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$110,081</b>	<b>\$82,379</b>	<b>\$27,934</b>	<b>\$110,313</b>	<b>\$110,799</b>
<b><u>Operation</u></b>					
Insurance (FIA)	\$8,616	\$8,647	\$0	\$8,647	\$8,616
Utilities - Irrigation (JEA)	\$25,000	\$6,838	\$6,000	\$12,838	\$18,428
Field Operations Management (new Vesta Property)	\$22,279	\$16,709	\$16,458	\$33,167	\$26,265
Security Service/Monitoring (Giddens)	\$34,000	\$25,729	\$8,052	\$33,781	\$34,000
Off Duty Police	\$0	\$666	\$0	\$666	\$0
Landscape Maintenance (Yellowstone)	\$57,900	\$38,598	\$17,306	\$55,904	\$57,900
Landscape Contingency	\$23,700	\$6,355	\$17,345	\$23,700	\$23,700
Lake Maintenance (Lake Doctors)	\$10,440	\$6,948	\$2,316	\$9,264	\$10,164
Irrigation Maintenance (Yellowstone)	\$3,600	\$4,089	\$0	\$4,089	\$3,600
Repairs & Replacements	\$30,000	\$27,949	\$10,000	\$37,949	\$15,000
Refuse Service (Republic Services)	\$9,600	\$7,191	\$2,715	\$9,906	\$9,696
Stormwater User Fees	\$1,140	\$0	\$1,140	\$1,140	\$1,140
Animal Control	\$15,600	\$10,515	\$3,765	\$14,280	\$14,280
Contingency	\$7,127	\$3,618	\$0	\$3,618	\$12,783
<b>Total Operation</b>	<b>\$249,002</b>	<b>\$163,850</b>	<b>\$85,098</b>	<b>\$248,948</b>	<b>\$235,572</b>

# Wynnfield Lakes

## Community Development District

## General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<b><u>Amenity</u></b>					
Amenity Center Management (Vesta Property)	\$52,967	\$39,725	\$18,515	\$58,241	\$74,061
Facility Attendants (Vesta Property)	\$10,320	\$3,846	\$5,603	\$9,449	\$11,205
General Facility Maintenance (Vesta Property)	\$21,780	\$14,761	\$0	\$14,761	\$17,150
Utilities - Electric (JEA)	\$16,500	\$10,849	\$3,616	\$14,465	\$16,500
Utilities - Water & Sewer (JEA)	\$0	\$0	\$0	\$0	\$6,572
Telephone/Internet & Cable (Comcast)	\$3,600	\$2,657	\$924	\$3,581	\$3,696
Repairs & Replacements	\$0	\$0	\$0	\$0	\$17,388
Fitness Equipment Maintenance	\$0	\$0	\$0	\$0	\$1,360
Fitness Center Supplies	\$1,000	\$214	\$786	\$1,000	\$1,000
Pool Maintenance/Chemicals (Vesta Property)	\$12,500	\$7,740	\$2,700	\$10,440	\$13,750
Pool Chemicals	\$7,000	\$4,627	\$3,000	\$7,627	\$0
Janitorial Service/Supplies (Vesta Property)	\$8,755	\$6,566	\$0	\$6,566	\$8,667
Janitorial Supplies	\$3,500	\$1,116	\$0	\$1,116	\$0
Office Supplies / Mailings / Printings	\$1,250	\$40	\$200	\$240	\$1,250
Permit Fees	\$1,500	\$906	\$0	\$906	\$1,500
Special Events	\$10,000	\$3,235	\$6,765	\$10,000	\$10,000
Recreation Passes	\$500	\$959	\$0	\$959	\$500
<b>Total Amenity</b>	<b>\$151,172</b>	<b>\$97,241</b>	<b>\$42,109</b>	<b>\$139,349</b>	<b>\$184,599</b>
<b>Total Expenditures</b>	<b>\$510,255</b>	<b>\$343,470</b>	<b>\$155,140</b>	<b>\$498,610</b>	<b>\$530,970</b>
Excess (deficiency) of revenues over (under) expenditures	\$21,000	\$252,046	(\$154,831)	\$97,216	\$0
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In/(Out) - DSF Excess Revenues	\$0	\$10,038	\$0	\$10,038	\$0
Interfund Transfer In/(Out) - Capital Reserve Fund	(\$21,000)	(\$21,000)	(\$86,254)	(\$107,254)	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>(\$21,000)</b>	<b>(\$10,962)</b>	<b>(\$86,254)</b>	<b>(\$97,216)</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$241,084</b>	<b>(\$241,085)</b>	<b>(\$0)</b>	<b>\$0</b>

	FY 2020	FY 2021	FY 2022
Net Assessment	\$528,955.20	\$528,955.20	\$528,955.20
Plus Collection Fees & Discounts (7.5%)	\$42,888.26	\$42,888.26	\$42,888.26
Gross Assessment	\$571,843.46	\$571,843.46	\$571,843.46

Description	No. of Units	FY 2021		FY 2022	
		Gross per Unit	Total	Gross per Unit	Total
Single Family	372	\$1,124.16	\$418,189.12	\$1,124.16	\$418,189.12
Multi-Family	204	\$753.21	\$153,654.34	\$753.21	\$153,654.34
<b>Total Gross Assessment</b>			<b>\$571,843.46</b>		<b>\$571,843.46</b>



**Wynnfield Lakes**  
**Community Development District**

Exhibit "A"  
Allocation of Operating Reserve

Description	Amount	
Beginning Balance - Carry Forward Surplus (As of 10/1/2020)		\$218,997
Estimated Excess Revenues (Expenditures) - FY 2021		\$0
Ending Balance (As of 09/30/2021)		\$218,997
Less:		
Funding for First Quarter Operating Expenses	(\$132,743)	
Projected Additional Transfer to Capital Reserve	(\$86,254)	(\$218,997)
Total Undesignated Cash as of 09/30/2021		\$0

**Revenues:**

**Interest Income**

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

**Special Assessments- On Roll**

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

**Clubhouse Income**

Represents estimated income from the rental of the Community Room.

---

**Expenditures:**

**Administrative:**

**Supervisor Fees**

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

**FICA Expense**

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

**Engineering Fees**

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

**Arbitrage Rebate**

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

**Trustee Fees**

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

**Assessment Roll**

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

**Attorney Fees**

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

**Administrative: (continued)**

# Wynnfield Lakes

## Community Development District

## General Fund

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### **Dissemination Agent**

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

### **Annual Audit**

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

### **Management Fees**

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

### **Computer Time**

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

### **Travel & Per Diem**

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

### **Telephone**

Telephone and fax machine.

### **Postage**

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

### **Printing & Binding**

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

### **Meeting Room**

Cost to rent seminar room.

### **Insurance**

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

### **Legal Advertising**

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

### **Other Current Charges**

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

### **Administrative: (continued)**

# Wynnfield Lakes

## Community Development District

## General Fund

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### Office Supplies

Represents various office supplies purchase for the District.

### Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### Dues, Licenses & Subscriptions

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

---

### Maintenance:

#### Insurance

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

#### Utilities - Irrigation

The District has various utility accounts with JEA for irrigation meter.

<u>Vendor</u>	<u>Location</u>	<u>Monthly average</u>	<u>Annually</u>
JEA-Irrigation	12319 Wynnfield Lakes Dr	\$ 1,500	\$18,000
JEA-Irrigation	12510 Diamond Springs Dr.	\$ 36	\$ 428
<b>Total</b>			<b>\$18,428</b>

#### Field Operations Management

The District receives contract administration services from Vesta Property Services to oversee the work performed by outside service providers and provide services within the district.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Services	\$2,188.75	\$26,265

#### Security Service / Monitoring

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

<u>Description</u>	<u>bi-weekly</u>	<u>Annually</u>
Giddens Security Corp.	\$1,260.80	\$32,781
Holiday security		\$ 1,219
<b>Total</b>		<b>\$34,000</b>

# Wynnfield Lakes

## Community Development District

## General Fund

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### Maintenance: (continued)

#### Landscape Maintenance

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

<u>Vendor/Service</u>	<u>Monthly</u>	<u>Annually</u>
Yellowstone-Maintenance	\$4,324.98	\$51,900
Yellowstone-Mulch/Pine Straw		<u>\$6,000</u>
<b>Total</b>		<b>\$57,900</b>

#### Landscape Contingency

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

#### Lake Maintenance

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

<u>Vendor/Service</u>	<u>Monthly</u>	<u>Annually</u>
Lake Doctors-Maintenance	\$772	\$9,264
Lake Doctors-Grass Carp		<u>\$ 900</u>
<b>Total</b>		<b>\$10,164</b>

#### Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance.

#### Repairs & Replacements

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

#### Refuse Service

Garbage disposal service.

#### Stormwater User Fees

The District will incur expenses for stormwater usage fees.

#### Animal Control

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

#### Contingency

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

#### Reserve Funding-CY

Represents funds needed for Capital Projects.

#### Amenity:

# Wynnfield Lakes

## Community Development District

General Fund

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### Amenity Center Management

The District receives services provided by Vesta Property Services, Inc to manage the Amenity Center facilities.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Services	\$6,171.75	\$74,061

### Facility Attendant

Cost of attendant responsible for the daily operations of the facility provided by Vesta Property Services.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Services	\$933.75	\$11,205

### General Facility Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Services	\$1,429.17	\$17,150

### Utilities - Electric

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

<u>Vendor</u>	<u>Location</u>	<u>Monthly average</u>	<u>Annually</u>
JEA-Electric	12319 Wynnfield Lakes Dr	\$1,270	\$15,241
JEA-Electric	12397 Wynnfield Lakes apt	\$ 105	\$ 1,259
<b>Total</b>			<b>\$16,500</b>

### Utilities - Water & Sewer

The District has various utility accounts with JEA for water/sewer at the Amenity Center.

<u>Vendor</u>	<u>Location</u>	<u>Monthly average</u>	<u>Annually</u>
JEA-Water	12319 Wynnfield Lakes Dr	\$ 333	\$ 4,000
JEA-Sewer	12319 Wynnfield Lakes Dr	\$ 214	\$ 2,572
<b>Total</b>			<b>\$ 6,572</b>

### Telephone/Internet & Cable

Services provided at the Amenity Center by Comcast.

### Repairs & Replacements

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

### Fitness Equipment Maintenance

Southeast Fitness Repair is maintains fitness equipment.

### Fitness Center Supplies

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

Amenity: (continued)

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**Pool Maintenance**

The District has contracted with Vesta Property Services for the maintenance and chemicals of the Amenity Center Swimming Pool.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Vesta Property Services	\$1,145.83	\$13,750

**Janitorial Service**

The District has contracted with Vesta Property Services, Inc. to provide janitorial services and supplies for the Amenity Center.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Vesta Property Services	\$ 722.25	\$ 8,667

**Office Supplies / Mailings / Printings**

Consists of mailings to residents, etc.

**Permit Fees**

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

**Special Events**

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

**Recreation Passes**

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

**Other Financing Sources/(Uses)**

**Interfund Transfer-In/(Out) DSF Excess Revenues**

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

**Interfund Transfer-In/(Out) – Capital Reserve Fund**

Transfer excess funds during current year to Capital Reserve Fund.

# Wynnfield Lakes

Community Development District

## Debt Service Fund

Series 2014 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<b>Revenues</b>					
Carry Forward Surplus <sup>(1)</sup>	\$139,453	\$137,825	\$0	\$137,825	\$126,655
Interest Income	\$5,000	\$44	\$5	\$49	\$0
Special Assessments - On Roll	\$517,894	\$519,313	\$0	\$519,313	\$517,894
<b>Total Revenues</b>	<b>\$662,346</b>	<b>\$657,182</b>	<b>\$5</b>	<b>\$657,187</b>	<b>\$644,549</b>
<b>Expenditures</b>					
<u>Series 2014</u>					
Interest - 11/01	\$122,800	\$122,800	\$0	\$122,800	\$118,644
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$122,800	\$122,694	\$0	\$122,694	\$118,644
Principal - 05/01	\$270,000	\$270,000	\$0	\$270,000	\$275,000
<b>Total Expenditures</b>	<b>\$515,600</b>	<b>\$520,494</b>	<b>\$0</b>	<b>\$520,494</b>	<b>\$512,288</b>
Excess (deficiency) of revenues over (under) expenditures	\$146,746	\$136,688	\$5	\$136,693	\$132,261
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In / (out) - DSF Excess Revenues	\$0	(\$10,038)	\$0	(\$10,038)	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>(\$10,038)</b>	<b>\$0</b>	<b>(\$10,038)</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$146,746</b>	<b>\$126,650</b>	<b>\$5</b>	<b>\$126,655</b>	<b>\$132,261</b>

11/1/22 Interest payment **\$ 114,175**

Parcel	Unit Count	Assessment	Total
Single Family	368	\$1,518.48	\$558,800.64
Single Family <sup>(2)</sup>	1	\$1,084.32	\$1,084.32
Multi-Family <sup>(3)</sup>	206	\$0.00	\$0.00
<b>Total</b>	<b>575</b>		<b>\$559,884.96</b>

Net Assessment	\$517,893.59
Plus Collection Fees & Discounts (7.5%)	\$41,991.37
<b>Gross Assessment</b>	<b>\$559,884.96</b>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

<sup>(2)</sup> One single family assessment has paid off their debt assessment.

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



# Wynnfield Lakes

## Community Development District

Series 2014 Special Assessment Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$5,640,000.00	\$0.00	\$118,643.75	\$0.00
05/01/22	\$5,640,000.00	\$275,000.00	\$118,643.75	\$512,287.50
11/01/22	\$5,365,000.00	\$0.00	\$114,175.00	\$0.00
05/01/23	\$5,365,000.00	\$290,000.00	\$114,175.00	\$518,350.00
11/01/23	\$5,075,000.00	\$0.00	\$109,100.00	\$0.00
05/01/24	\$5,075,000.00	\$300,000.00	\$109,100.00	\$518,200.00
11/01/24	\$4,775,000.00	\$0.00	\$103,662.50	\$0.00
05/01/25	\$4,775,000.00	\$310,000.00	\$103,662.50	\$517,325.00
11/01/25	\$4,465,000.00	\$0.00	\$97,850.00	\$0.00
05/01/26	\$4,465,000.00	\$325,000.00	\$97,850.00	\$520,700.00
11/01/26	\$4,140,000.00	\$0.00	\$91,350.00	\$0.00
05/01/27	\$4,140,000.00	\$340,000.00	\$91,350.00	\$522,700.00
11/01/27	\$3,800,000.00	\$0.00	\$84,125.00	\$0.00
05/01/28	\$3,800,000.00	\$350,000.00	\$84,125.00	\$518,250.00
11/01/28	\$3,450,000.00	\$0.00	\$76,687.50	\$0.00
05/01/29	\$3,450,000.00	\$365,000.00	\$76,687.50	\$518,375.00
11/01/29	\$3,085,000.00	\$0.00	\$68,931.25	\$0.00
05/01/30	\$3,085,000.00	\$385,000.00	\$68,931.25	\$522,862.50
11/01/30	\$2,700,000.00	\$0.00	\$60,750.00	\$0.00
05/01/31	\$2,700,000.00	\$400,000.00	\$60,750.00	\$521,500.00
11/01/31	\$2,300,000.00	\$0.00	\$51,750.00	\$0.00
05/01/32	\$2,300,000.00	\$420,000.00	\$51,750.00	\$523,500.00
11/01/32	\$1,880,000.00	\$0.00	\$42,300.00	\$0.00
05/01/33	\$1,880,000.00	\$440,000.00	\$42,300.00	\$524,600.00
11/01/33	\$1,440,000.00	\$0.00	\$32,400.00	\$0.00
05/01/34	\$1,440,000.00	\$460,000.00	\$32,400.00	\$524,800.00
11/01/34	\$980,000.00	\$0.00	\$22,050.00	\$0.00
05/01/35	\$980,000.00	\$480,000.00	\$22,050.00	\$524,100.00
11/01/35	\$500,000.00	\$0.00	\$11,250.00	\$0.00
05/01/36	\$500,000.00	\$500,000.00	\$11,250.00	\$522,500.00
		\$5,640,000.00	\$2,170,050.00	\$7,810,050.00

# Wynnfield Lakes

## Community Development District

## Capital Reserve Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<b>Revenues</b>					
Carry Forward Surplus	\$161,346	\$181,334	\$0	\$181,334	\$196,395
Interest Income	\$3,000	\$204	\$30	\$234	\$200
<b>Total Revenues</b>	<b>\$164,346</b>	<b>\$181,538</b>	<b>\$30</b>	<b>\$181,568</b>	<b>\$196,595</b>
<b>Expenditures</b>					
Capital Outlay	\$15,000	\$87,943	\$4,000	\$91,943	\$100,000
Other Current Charges	\$550	\$363	\$121	\$484	\$600
<b>Total Expenditures</b>	<b>\$15,550</b>	<b>\$88,306</b>	<b>\$4,121</b>	<b>\$92,427</b>	<b>\$100,600</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$148,796</b>	<b>\$93,232</b>	<b>(\$4,091)</b>	<b>\$89,141</b>	<b>\$95,995</b>
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In/(Out) - General Fund	\$21,000	\$21,000	\$86,254	\$107,254	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$86,254</b>	<b>\$107,254</b>	<b>\$0</b>
<b>Ending Fund Balance</b>	<b>\$169,796</b>	<b>\$114,232</b>	<b>\$82,163</b>	<b>\$196,395</b>	<b>\$95,995</b>

*A.*

## **RESOLUTION 2021-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Wynnfield Lakes Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Wynnfield Lakes Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2014)	\$_____
CAPITAL RESERVE	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY, 2021.**

ATTEST:

**WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

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

*B.*

## RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Wynnfield Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Duval County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and



**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Wynnfield Lakes Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special

assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 21st day of July, 2021.

ATTEST:

**WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

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

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

## *SEVENTH ORDER OF BUSINESS*

*C.*

NOTICE OF MEETINGS  
WYNNFIELD LAKES  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnfield Lakes Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2021-2022 at 6:00 PM at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida on the third Wednesday of the following months as follows (**\*exceptions noted**):

November 17, 2021

January 19, 2022

March 16, 2022

May 18, 2022 (FY23 Budget Approval Meeting)

July 20, 2022 (FY23 Budget Adoption Meeting)

September 21, 2022

## *TENTH ORDER OF BUSINESS*

*A.*

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

Unaudited Financial Statements  
as of  
June 30, 2021

Board of Supervisors Meeting  
July 21, 2021



**WYNNFIELD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

June 30, 2021

	<u>Major Funds</u>		<u>Non-Major Fund</u>	<u>Totals</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Governmental Funds</u>
<b><u>ASSETS:</u></b>				
Cash	\$28,186	---	\$6,824	\$35,010
Petty Cash	\$200	---	---	\$200
<b>Investments:</b>				
State Board of Administration	---	---	\$107,408	\$107,408
US Bank Custody Account	\$393,361	---	---	\$393,361
<b>Series 2014</b>				
Reserve	---	\$256,345	---	\$256,345
Revenue	---	\$126,642	---	\$126,642
<b>Total Assets</b>	<b><u>\$421,747</u></b>	<b><u>\$382,987</u></b>	<b><u>\$114,232</u></b>	<b><u>\$918,966</u></b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$5,939	---	---	\$5,939
Accrued Expenditures	\$15,051	---	---	\$15,051
<b>Total Liabilities</b>	<b><u>\$20,990</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$20,990</u></b>
<b><u>FUND BALANCES:</u></b>				
Restricted to:				
Debt Service	---	\$382,987	---	\$382,987
Capital reserves	---	---	\$114,232	\$114,232
Unassigned	\$400,758	---	---	\$400,758
<b>Total Fund Balances</b>	<b><u>\$400,758</u></b>	<b><u>\$382,987</u></b>	<b><u>\$114,232</u></b>	<b><u>\$897,977</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>\$421,747</u></b>	<b><u>\$382,987</u></b>	<b><u>\$114,232</u></b>	<b><u>\$918,966</u></b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$300	\$225	\$15	(\$210)
Maintenance Assessments	\$528,955	\$528,955	\$530,403	\$1,448
Clubhouse Income	\$2,000	\$1,500	\$1,695	\$195
Miscellaneous Revenues	\$0	\$0	\$4,079	\$4,079
<b>TOTAL REVENUES</b>	<b>\$531,255</b>	<b>\$530,680</b>	<b>\$536,192</b>	<b>\$5,512</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisor Fees	\$6,000	\$6,000	\$6,800	(\$800)
FICA Expense	\$459	\$459	\$520	(\$61)
Engineering Fees	\$4,500	\$3,375	\$1,625	\$1,750
Arbitrage (Grau)	\$600	\$0	\$0	\$0
Trustee Fees (US Bank)	\$4,800	\$0	\$0	\$0
Assessment Roll (GMS)	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees (HGS)	\$20,000	\$15,000	\$16,498	(\$1,498)
Dissemination Agent (GMS)	\$1,100	\$825	\$825	(\$0)
Annual Audit (Grau)	\$3,400	\$3,400	\$3,400	\$0
Management Fees (GMS)	\$47,386	\$35,540	\$35,539	\$0
Computer Time	\$1,000	\$750	\$750	\$0
Travel & Per Diem	\$100	\$75	\$0	\$75
Telephone	\$250	\$188	\$258	(\$70)
Postage	\$300	\$225	\$55	\$170
Printing & Binding	\$750	\$563	\$407	\$155
Meeting Room	\$1,290	\$645	\$1,505	(\$860)
Insurance	\$7,621	\$7,621	\$7,275	\$346
Legal Advertising	\$1,000	\$750	\$1,074	(\$324)
Other Current Charges	\$4,200	\$3,150	\$657	\$2,493
Office Supplies	\$150	\$113	\$16	\$96
Dues, Licenses & Subscriptions (DCA)	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$110,081</b>	<b>\$83,852</b>	<b>\$82,379</b>	<b>\$1,473</b>
<b><u>Operations</u></b>				
Insurance (FIA)	\$8,616	\$8,616	\$8,647	(\$31)
Field Management (GMS)	\$22,279	\$16,709	\$16,709	\$0
Amenity Center Management (RMS)	\$52,967	\$39,725	\$39,725	(\$0)
Facility Attendants (RMS)	\$10,320	\$5,160	\$3,846	\$1,314
Security Service/Monitoring (Giddens)	\$34,000	\$25,500	\$25,729	(\$229)
Off Duty Police	\$0	\$0	\$666	(\$666)
General Facility Maintenance (RMS)	\$21,780	\$16,335	\$14,761	\$1,574
Janitorial Service (RMS)	\$8,755	\$6,566	\$6,566	\$0
Janitorial Supplies (RMS and Southeastern Paper)	\$3,500	\$2,625	\$1,116	\$1,509

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b><u>Operations (continued)</u></b>				
Fitness Center Supplies	\$1,000	\$750	\$214	\$536
Pool Maintenance (Crystal Clean Pools)	\$12,500	\$9,375	\$7,740	\$1,635
Pool Chemicals (Crystal Clean Pools)	\$7,000	\$5,250	\$4,627	\$623
Landscape Maintenance (Yellowstone)	\$57,900	\$43,425	\$38,598	\$4,827
Landscape Contingency (Yellowstone)	\$23,700	\$17,775	\$6,355	\$11,420
Lake Maintenance (Lake Doctors)	\$10,440	\$7,830	\$6,948	\$882
Irrigation Maintenance (Yellowstone)	\$3,600	\$2,700	\$4,089	(\$1,389)
Repairs & Replacements	\$30,000	\$22,500	\$27,949	(\$5,449)
Electric (JEA)	\$16,500	\$12,375	\$10,849	\$1,526
Water & Sewer/Irrigation (JEA)	\$25,000	\$18,750	\$6,838	\$11,912
Telephone/Internet & Cable (Comcast)	\$3,600	\$2,700	\$2,657	\$43
Refuse Service (Republic Services)	\$9,600	\$7,200	\$7,191	\$9
Stormwater User Fees	\$1,140	\$855	\$0	\$855
Office Supplies / Mailings / Printings	\$1,250	\$938	\$40	\$898
Permit Fees	\$1,500	\$906	\$906	\$0
Special Events	\$10,000	\$7,500	\$3,235	\$4,265
Recreation Passes	\$500	\$500	\$959	(\$459)
Reserve Funding-CY	\$21,000	\$21,000	\$21,000	\$0
Animal Control	\$15,600	\$11,700	\$10,515	\$1,185
Contingency	\$7,127	\$5,345	\$3,618	\$1,728
<b>TOTAL OPERATIONS</b>	<b>\$421,174</b>	<b>\$320,610</b>	<b>\$282,091</b>	<b>\$38,519</b>
<b>TOTAL EXPENDITURES</b>	<b>\$531,255</b>	<b>\$404,462</b>	<b>\$364,470</b>	<b>\$39,992</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$126,218</b>	<b>\$171,722</b>	<b>\$45,504</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$10,038	\$10,038
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,038</b>	<b>\$10,038</b>
Net change in fund balance	\$0	\$126,218	\$181,760	\$55,543
FUND BALANCE - Beginning	\$0		\$218,997	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$400,758</b>	

**WYNNFIELD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2014**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 06/30/21</u>	<u>ACTUAL THRU 06/30/21</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$5,000	\$3,750	\$44	(\$3,706)
Assessments - Tax Roll	\$517,894	\$517,894	\$519,313	\$1,419
<b>TOTAL REVENUES</b>	<b><u>\$522,894</u></b>	<b><u>\$521,644</u></b>	<b><u>\$519,357</u></b>	<b><u>(\$2,287)</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2014A</u></b>				
Interest - 11/01	\$122,800	\$122,800	\$122,800	\$0
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/01	\$122,800	\$122,800	\$122,694	\$106
Principal - 5/01	\$270,000	\$270,000	\$270,000	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$515,600</u></b>	<b><u>\$515,600</u></b>	<b><u>\$520,494</u></b>	<b><u>(\$4,894)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$7,294</u></b>	<b><u>\$6,044</u></b>	<b><u>(\$1,137)</u></b>	<b><u>(\$7,181)</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$0	\$0	(\$10,038)	(\$10,038)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$10,038)</u></b>	<b><u>(\$10,038)</u></b>
Net change in fund balance	<u>\$7,294</u>	<u>\$6,044</u>	<u>(\$11,175)</u>	<u>(\$17,219)</u>
FUND BALANCE - Beginning	\$139,453		\$394,162	
<b>FUND BALANCE - Ending</b>	<b><u>\$146,746</u></b>		<b><u>\$382,987</u></b>	

**WYNNFIELD LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2021**

<b>Series 2014, Special Assessment Bonds</b>		
Interest Rate:	3.000%	
Maturity Date:	5/1/2021	\$270,000.00
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	\$300,000.00
Interest Rate:	3.750%	
Maturity Date:	5/1/2025	\$310,000.00
Interest Rate:	4.000%	
Maturity Date:	5/1/2026	\$325,000.00
Interest Rate:	4.250%	
Maturity Date:	5/1/2030	\$1,445,000.00
Interest Rate:	4.500%	
Maturity Date:	5/1/2036	\$2,700,000.00
<hr/>		
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 9/30/2020		\$5,915,000.00
Less:	Nov 1, 2020 (Special Call)	(\$5,000.00)
	May 1, 2021 (Mandatory)	(\$270,000.00)
<b>Current Bonds Outstanding</b>		<b>\$5,640,000.00</b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 06/30/21</u>	<u>ACTUAL THRU 06/30/21</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$3,000	\$2,250	\$204	(\$2,046)
Capital Reserve Transfer	\$21,000	\$21,000	\$21,000	\$0
<b>TOTAL REVENUES</b>	<b><u>\$24,000</u></b>	<b><u>\$23,250</u></b>	<b><u>\$21,204</u></b>	<b><u>(\$2,046)</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$15,000	\$15,000	\$87,943	(\$72,943)
Other Service Charges	\$550	\$413	\$363	\$49
<b>TOTAL EXPENDITURES</b>	<b><u>\$15,550</u></b>	<b><u>\$15,413</u></b>	<b><u>\$88,306</u></b>	<b><u>(\$72,894)</u></b>
Excess (deficiency) of revenues Over (under) expenditures	<b><u>\$8,450</u></b>	<b><u>\$7,838</u></b>	<b><u>(\$67,102)</u></b>	<b><u>(\$74,940)</u></b>
Net change in fund balance	<u>\$8,450</u>	<u>\$7,838</u>	<u>(\$67,102)</u>	<u>(\$74,940)</u>
FUND BALANCE - Beginning	\$193,632		\$181,334	
<b>FUND BALANCE - Ending</b>	<b><u>\$202,082</u></b>		<b><u>\$114,232</u></b>	

**WYNNFIELD LAKES**  
**Community Development District**  
General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2021

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
2020	2020	2020	2021	2021	2021	2021	2021	2021	2021	2021	2021	

*Revenues*

<u>Interest Income</u>	\$1	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$0	\$0	\$0	\$15
Maintenance Assessments	\$0	\$100,856	\$412,291	\$1,250	\$4,115	\$1,276	\$7,961	\$1,327	\$1,327	\$0	\$0	\$530,403
Clubhouse Income	\$0	\$75	\$1,300	\$25	\$0	\$0	\$25	\$195	\$75	\$0	\$0	\$1,695
Miscellaneous Revenues	0	0	0	0	0	0	\$3,828	\$251	\$0	\$0	\$0	\$4,079

*Total Revenues*

\$1	\$100,932	\$413,592	\$1,277	\$4,118	\$1,278	\$11,816	\$1,775	\$1,404	\$0	\$0	\$0	\$536,192
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**Administration**

Supervisor Fees	\$0	\$1,000	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$800	\$1,000	\$0	\$0	\$0	\$6,800
FICA Expense	\$0	\$77	\$77	\$77	\$0	\$77	\$77	\$61	\$77	\$0	\$0	\$0	\$520
Engineering Fees	\$625	\$563	\$0	\$188	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,625
Arbitrage (Grau)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees (US Bank)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll (GMS)	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees (HGS)	\$114	\$3,418	\$2,113	\$2,775	\$314	\$1,948	\$2,114	\$3,703	\$0	\$0	\$0	\$0	\$16,498
Dissemination Agent (GMS)	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$0	\$0	\$0	\$825
Annual Audit (Grau)	\$0	\$0	\$0	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Management Fees (GMS)	\$3,949	\$3,949	\$3,949	\$3,949	\$3,949	\$3,949	\$3,949	\$3,949	\$3,949	\$0	\$0	\$0	\$35,539
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$128	\$0	\$0	\$0	\$258
Postage	\$1	\$0	\$0	\$2	\$0	\$50	\$0	\$0	\$2	\$0	\$0	\$0	\$55
Printing & Binding	\$0	\$1	\$82	\$8	\$34	\$23	\$90	\$13	\$157	\$0	\$0	\$0	\$407
Meeting Room	\$0	\$215	\$215	\$215	\$0	\$215	\$215	\$215	\$215	\$0	\$0	\$0	\$1,505
Insurance	\$7,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,275
Legal Advertising	\$0	\$164	\$0	\$151	\$0	\$158	\$103	\$154	\$345	\$0	\$0	\$0	\$1,074
Other Current Charges	\$81	\$125	\$48	\$71	\$86	\$52	\$69	\$74	\$52	\$0	\$0	\$0	\$657
Office Supplies	\$0	\$0	\$3	\$3	\$0	\$0	\$3	\$0	\$9	\$0	\$0	\$0	\$16
Dues, Licenses & Subscriptions (DCA)	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

*Total Administrative Expenditures*

\$17,394	\$9,685	\$7,660	\$12,141	\$4,808	\$7,646	\$7,794	\$9,143	\$6,108	\$0	\$0	\$0	\$82,379
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**WYNNFIELD LAKES**  
**Community Development District**  
General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2021

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
	2020	2020	2020	2021	2021	2021	2021	2021	2021	2021	2021	2021	
<b><u>Operations</u></b>													
Insurance (FIA)	\$8,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,647
Field Management (GMS)	\$1,857	\$1,857	\$1,857	\$1,857	\$1,857	\$1,857	\$1,857	\$1,857	\$1,857	\$0	\$0	\$0	\$16,709
Amenity Center Management (RMS)	\$4,414	\$4,414	\$4,414	\$4,414	\$4,414	\$4,414	\$4,414	\$4,414	\$4,414	\$0	\$0	\$0	\$39,725
Facility Attendants (RMS)	\$0	\$0	\$0	\$0	\$0	\$0	\$985	\$1,825	\$1,036	\$0	\$0	\$0	\$3,846
Security Service/Monitoring (Giddens)	\$3,798	\$2,865	\$2,605	\$2,585	\$2,522	\$2,506	\$3,782	\$2,522	\$2,545	\$0	\$0	\$0	\$25,729
Off Duty Police	\$0	\$0	\$666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666
General Facility Maintenance (RMS)	\$1,515	\$1,810	\$1,305	\$902	\$1,278	\$1,815	\$1,729	\$1,836	\$2,570	\$0	\$0	\$0	\$14,761
Janitorial Service (RMS)	\$730	\$730	\$730	\$730	\$730	\$730	\$730	\$730	\$730	\$0	\$0	\$0	\$6,566
Janitorial Supplies (RMS and Southeastern Paper)	\$54	\$53	\$68	\$147	\$125	\$78	\$146	\$445	\$0	\$0	\$0	\$0	\$1,116
Fitness Center Supplies	\$192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$0	\$0	\$0	\$214
Pool Maintenance (Crystal Clean Pools)	\$900	\$900	\$1,440	\$900	\$900	\$900	\$0	\$900	\$900	\$0	\$0	\$0	\$7,740
Pool Chemicals (Crystal Clean Pools)	\$0	\$885	\$0	\$0	\$0	\$0	\$1,785	\$885	\$1,072	\$0	\$0	\$0	\$4,627
Landscape Maintenance (Yellowstone)	\$4,159	\$4,159	\$4,159	\$5,329	\$4,159	\$4,159	\$4,159	\$4,159	\$4,159	\$0	\$0	\$0	\$38,598
Landscape Contingency (Yellowstone)	\$3,071	\$0	\$462	\$1,331	\$154	\$154	\$874	\$154	\$154	\$0	\$0	\$0	\$6,355
Lake Maintenance (Lake Doctors)	\$772	\$772	\$772	\$772	\$772	\$772	\$772	\$772	\$772	\$0	\$0	\$0	\$6,948
Irrigation Maintenance (Yellowstone)	\$0	\$0	\$0	\$0	\$1,117	\$0	\$0	\$2,562	\$409	\$0	\$0	\$0	\$4,089
Repairs & Replacements	\$625	\$3,181	\$4,170	\$1,061	\$959	\$4,235	\$4,028	\$2,700	\$6,990	\$0	\$0	\$0	\$27,949
Electric (JEA)	\$1,224	\$1,226	\$1,313	\$1,382	\$1,074	\$1,136	\$1,031	\$1,093	\$1,369	\$0	\$0	\$0	\$10,849
Water & Sewer/Irrigation (JEA)	\$273	\$286	\$337	\$456	\$281	\$303	\$362	\$1,661	\$2,879	\$0	\$0	\$0	\$6,838
Telephone/Internet & Cable (Comcast)	\$271	\$280	\$280	\$297	\$307	\$307	\$307	\$308	\$300	\$0	\$0	\$0	\$2,657
Refuse Service (Republic Services)	\$773	\$771	\$771	\$777	\$784	\$794	\$808	\$808	\$905	\$0	\$0	\$0	\$7,191
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	\$6	\$0	\$0	\$33	\$0	\$0	\$0	\$40
Permit Fees	\$0	\$0	\$368	\$0	\$0	\$0	\$0	\$0	\$538	\$0	\$0	\$0	\$906
Special Events	\$0	\$0	\$0	\$0	\$0	\$1,735	\$0	\$0	\$1,500	\$0	\$0	\$0	\$3,235
Recreation Passes	\$0	\$0	\$430	\$0	\$0	\$237	\$0	\$292	\$0	\$0	\$0	\$0	\$959
Reserve Funding-CY	\$0	\$0	\$0	\$21,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,000
Animal Control	\$1,325	\$1,105	\$1,150	\$1,325	\$1,060	\$1,105	\$1,060	\$1,325	\$1,060	\$0	\$0	\$0	\$10,515
Contingency	\$0	\$625	\$286	\$195	\$584	\$1,500	\$0	\$428	\$0	\$0	\$0	\$0	\$3,618
<b>Total Operating Expenditures</b>	<b>\$34,599</b>	<b>\$25,917</b>	<b>\$27,580</b>	<b>\$45,459</b>	<b>\$23,077</b>	<b>\$28,743</b>	<b>\$28,829</b>	<b>\$31,674</b>	<b>\$36,212</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$282,091</b>
<b>Total Expenditures</b>	<b>\$51,994</b>	<b>\$35,602</b>	<b>\$35,241</b>	<b>\$57,600</b>	<b>\$27,885</b>	<b>\$36,388</b>	<b>\$36,623</b>	<b>\$40,818</b>	<b>\$42,320</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$364,470</b>



*B.*

**Wynnfield Lakes CDD**  
**Special Assessment Receipts - Duval County**  
**Fiscal Year Ending September 30, 2021**

							Assessment Levied through Duval County		
							Gross Levy		
							Net Levy		
								\$528,953.85	\$517,893.59
								\$571,843.45	\$559,884.96
									\$1,046,847.44
									\$1,131,728.41
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions 2.00%	Property Appraiser 1.5%	Net Amount Received	General Fund	Debt Svc Fund-Series 2014	Total
							50.53%	49.47%	100%
11/06/20	10/16-10/31/20	\$2,642.65	\$105.71	\$50.74	\$38.05	\$2,448.15	\$1,237.01	\$1,211.14	\$2,448.15
11/13/20	11/1-11/06/20	\$12,365.20	\$487.92	\$237.55	\$178.16	\$11,461.57	\$5,791.33	\$5,670.24	\$11,461.57
11/20/20	11/7-11/16/20	\$50,210.35	\$2,008.48	\$964.04	\$723.03	\$46,514.80	\$23,503.12	\$23,011.68	\$46,514.80
11/27/20	11/17-11/23/20	\$150,236.74	\$6,009.59	\$2,884.54	\$2,163.41	\$139,179.20	\$70,324.84	\$68,854.36	\$139,179.20
12/04/20	11/24-11/30/20	\$857,506.11	\$34,267.65	\$16,464.77	\$12,348.58	\$794,425.11	\$401,409.23	\$393,015.88	\$794,425.11
12/11/20	12/1-12/8/20	\$13,683.89	\$542.65	\$262.82	\$197.12	\$12,681.30	\$6,407.64	\$6,273.66	\$12,681.30
12/22/20	12/9-12/17/20	\$9,586.52	\$410.80	\$183.51	\$137.64	\$8,854.57	\$4,474.06	\$4,380.51	\$8,854.57
01/06/21	12/18-12/31/20	\$2,642.65	\$79.28	\$51.27	\$38.45	\$2,473.65	\$1,249.89	\$1,223.76	\$2,473.65
02/04/21	1/15-1/31/21	\$5,955.72	\$105.70	\$117.00	\$87.75	\$5,645.27	\$2,852.46	\$2,792.81	\$5,645.27
02/23/21	2/1-2/16/21	\$2,642.65	\$52.85	\$51.80	\$38.85	\$2,499.15	\$1,262.78	\$1,236.37	\$2,499.15
03/15/21	2/17-2/28/21	\$2,642.65	\$26.43	\$52.32	\$39.24	\$2,524.66	\$1,275.67	\$1,248.99	\$2,524.66
04/05/21	3/16-3/31/21	\$16,326.53	\$0.00	\$326.53	\$244.90	\$15,755.10	\$7,960.78	\$7,794.32	\$15,755.10
05/10/21	4/15-4/30/21	\$2,642.65	(\$79.28)	\$54.44	\$40.83	\$2,626.66	\$1,327.21	\$1,299.45	\$2,626.66
06/18/21	6/1-6/14/21	\$2,642.65	(\$79.28)	\$54.44	\$40.83	\$2,626.66	\$1,327.21	\$1,299.45	\$2,626.66
<b>Total</b>		<b>\$1,131,726.96</b>	<b>\$43,938.50</b>	<b>\$21,755.77</b>	<b>\$16,316.84</b>	<b>\$1,049,715.85</b>	<b>\$530,403.23</b>	<b>\$519,312.62</b>	<b>\$1,049,715.85</b>

Transfer to General Fund		
Date	Check #	GF
11/06/20	txfer	\$1,237.01
11/13/20	txfer	\$5,791.33
11/20/20	txfer	\$23,503.12
11/27/20	txfer	\$70,324.84
12/04/20	txfer	\$401,409.23
12/11/20	txfer	\$6,407.64
12/22/20	txfer	\$4,474.06
01/06/21	txfer	\$1,249.89
02/04/21	txfer	\$2,852.46
02/23/21	txfer	\$1,262.78
03/15/21	txfer	\$1,275.67
04/05/21	txfer	\$7,960.78
05/10/21	txfer	
06/15/21	txfer	
		<b>\$527,748.81</b>

YTD collected	100.00%	100.00%	100.00%
<b>Gross YTD outstanding</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Gross YTD collected	\$571,842.00	\$559,884.96	\$1,131,726.96
Discount/Penalties	\$22,201.36	\$21,737.14	\$43,938.50
Commission	\$10,992.81	\$10,762.96	\$21,755.77
Property Appraiser	\$8,244.62	\$8,072.22	\$16,316.84
<b>Net YTD collected</b>	<b>\$530,403.21</b>	<b>\$519,312.64</b>	<b>\$1,049,715.85</b>

*C.*

**Wynnfield Lakes**  
Community Development District

***Check Run Summary***

5/1/21 - 6/30/21

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
<b><i>GENERAL FUND</i></b>		
5/7/2021	3987-3994	\$8,214.59
5/14/2021	3995-3998	\$9,537.78
6/2/2021	3999-4011	\$25,833.51
6/17/2021	4012-4019	\$26,428.38
6/21/2021	4020-4023	\$5,611.74
6/25/2021	4024-4027	\$1,633.48
 <b><i>CAPITAL RESERVE FUND</i></b>		
5/12/2021	48	\$16,443.50
5/14/2021	49	\$3,700.00
6/18/2021	50-51	\$14,368.00
 <b><i>Total</i></b>		 <b><u><u>\$111,770.98</u></u></b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/07/21	00029	4/26/21 84957412	202105 320-57200-41000 TV/INTERNET 5/4-6/3/21	COMCAST (AUTO PAY)	*	307.57	307.57 003987
5/07/21	00032	5/06/21 21-02986	202105 310-51300-48000 NOTICE OF AUDIT COMMITTEE	DAILY RECORD + OBSERVER LLC	*	153.88	153.88 003988
5/07/21	00191	5/01/21 MAY 21	202105 320-57200-46101 RESIDENT LANDSCAPE MAINT	BRADLEY AND PHUONG DICKINSON	*	42.00	42.00 003989
5/07/21	00075	5/04/21 23462244	202104 320-57200-34500 SECURITY 4/19-5/2/21	GIDDENS SECURITY CORPORATION	*	1,260.80	1,260.80 003990
5/07/21	00007	5/01/21 512	202105 310-51300-34000 MAY 21 - MGMT FEES	GOVERNMENTAL MANAGEMENT SERVICES	*	3,948.83	4,136.73 003991
		5/01/21 512	202105 310-51300-35100 MAY 21 - COMPUTER		*	83.33	
		5/01/21 512	202105 310-51300-31600 MAY 21 - DISSEMINATION		*	91.67	
		5/01/21 512	202105 310-51300-42500 MAY 21 - COPIES		*	12.90	
5/07/21	00012	4/21/21 08366811	202104 320-53800-43001 IRRIGATION 3/21-4/20/21	JEA (AUTO PAY)	*	35.70	1,393.60 003992
		4/22/21 25236787	202104 320-53800-43000 ELECTRIC 3/22/21-4/21/21		*	1,031.21	
		4/22/21 25236787	202104 320-53800-43001 IRRIGATION 3/21 - 4/20/21		*	103.82	
		4/22/21 25236787	202104 320-53800-43001 SEWER 3/21/21 - 4/20/21		*	159.77	
		4/22/21 25236787	202104 320-53800-43001 WATER 3/21/21 - 4/20/21		*	63.10	
5/07/21	00016	4/16/21 3-0687-3	202105 320-57200-43300 WASTE 5/1/21 - 5/31/21	REPUBLIC SERVICES #687 (AUTO-PAY)	*	808.01	808.01 003993
5/07/21	00189	5/01/21 MAY 21	202105 320-57200-46101 RESIDENT LANDSCAPE MAINT	PETER AND JENNIFER TOWNSEND	*	42.00	112.00 003994
		5/01/21 MAY 21 W	202105 320-57200-46101 RESIDENT W/S REIMB		*	70.00	

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/14/21	00020	5/10/21 200698	202105 320-57200-49300	HID PROXCARDS	*	292.00	
				ATLANTIC COMPANIES, INC.			292.00 003995
5/14/21	00075	4/06/21 23462055	202104 320-57200-34500	SECURITY 3/22/21-4/4/21	*	1,260.80	
				GIDDENS SECURITY CORPORATION			1,260.80 003996
5/14/21	00007	5/01/21 513	202105 320-57200-34400	MAY 21 - CONTRACT ADMIN	*	1,856.58	
				GOVERNMENTAL MANAGEMENT SERVICES			1,856.58 003997
5/14/21	00108	5/01/21 384	202105 320-57200-34200	MAY 21 - JANITORIAL SVCS	*	729.58	
		5/01/21 384	202105 320-57200-34300	MAY 21 - FACILITY MGMT	*	4,413.92	
		5/10/21 387	202104 320-57200-46700	APR 21 - DESK MONITOR SVC	*	984.90	
				RIVERSIDE MANAGEMENT SERVICES, INC			6,128.40 003998
6/02/21	00060	5/01/21 M4249	202104 320-57200-46201	APR 21 - POOL CLEANING	*	900.00	
		5/01/21 M4249	202104 320-57200-46201	TANK FILL 4/2/21	*	885.00	
		6/01/21 M4338	202105 320-57200-46200	MAY 21- POOL CLEANING	*	900.00	
		6/01/21 M4338	202105 320-57200-46201	5/20/21 FILLED TANK	*	885.00	
				CRYSTAL CLEAN POOL SERVICE, INC			3,570.00 003999
6/02/21	00216	5/11/21 1576	202105 320-57200-46601	INST SUMP PUMP SPL POOL	*	572.33	
		5/11/21 1577	202105 320-57200-46601	INST VACUUM PUMP SPL POOL	*	1,292.73	
		5/23/21 1598	202105 320-57200-46601	NEW TORO VALVE AUTOFILL	*	194.51	
				CRYSTAL CLEAN REPAIRS, LLC			2,059.57 004000
6/02/21	00212	5/19/21 09152021	202105 320-57200-46601	LIGHTS PICKLEBALL	*	640.00	
				DEVTEC ELECTRICAL SERVICES INC.			640.00 004001
6/02/21	00191	6/02/21 06022021	202106 320-57200-46101	JUN 21- LANDSCAPE MAINT	*	42.00	
				BRADLEY AND PHUONG DICKINSON			42.00 004002
				WYNN --WYNNFIELD -- TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/02/21	00075	5/18/21 23462381	202105 320-57200-34500	SECURITY 5/3-5/16/21	*	1,260.80	
		6/01/21 23462440	202105 320-57200-34500	SECURITY 5/17-5/30/21	*	1,260.80	
				GIDDENS SECURITY CORPORATION			2,521.60 004003
6/02/21	00192	5/25/21 180-0521	202105 320-57200-46802	MAY 21- GOOSE CONTR	*	1,325.00	
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,325.00 004004
6/02/21	00008	5/20/21 122396	202104 310-51300-31500	GEN COUNSEL THRU 4/30/21	*	1,358.00	
		5/20/21 122397	202104 310-51300-31500	MO MEETING THRU 4/30/21	*	756.00	
				HOPPING, GREEN & SAMS			2,114.00 004005
6/02/21	00205	5/01/21 152	202105 320-57200-46800	MAY 21 - LAKE MGMT	*	652.00	
		5/01/21 152	202105 320-57200-46800	MAY 21 - FOUNTAIN MAINT	*	120.00	
		6/01/21 308	202106 320-57200-46800	JUN 21- LAKE MGMT	*	652.00	
		6/01/21 308	202106 320-57200-46800	JUN 21- FOUNTAIN MAINT	*	120.00	
				LAKE & WETLAND MANAGMENT			1,544.00 004006
6/02/21	00016	5/16/21 0687-001	202106 320-57200-43300	WASTE 6/1-6/30/21	*	904.98	
				REPUBLIC SERVICES #687 (AUTO-PAY)			904.98 004007
6/02/21	00108	5/19/21 389	202104 320-57200-46600	APR 21- GEN FACILITY MAIN	*	1,729.25	
		5/19/21 389	202104 320-57200-46601	APR 21- REPAIRS/REPL	*	302.30	
		5/19/21 389	202104 320-57200-34201	APR 21- JANITORIAL SUPPL	*	208.34	
		5/19/21 389	202104 320-57200-49000	APR 21- CONTINGENCY	*	427.64	
				RIVERSIDE MANAGEMENT SERVICES, INC			2,667.53 004008
6/02/21	00189	6/02/21 06022021	202106 320-57200-46101	JUN 21- W/W REIMB	*	70.00	
		6/02/21 06022021	202106 320-57200-46101	JUN 21- LANDSCAPE MAINT	*	42.00	
				PETER AND JENNIFER TOWNSEND			112.00 004009
				WYNN --WYNNFIELD -- TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/02/21	00036	5/20/21 UC17981	202105 310-51300-60100	MEETING 5/19/21	*	215.00	
				UNIVERSITY OF NORTH FLORIDA			215.00 004010
6/02/21	00190	5/01/21 JAX 2216	202105 320-57200-46100	MAY 21- LANDSCAPE MAINT	*	4,158.63	
		5/03/21 JAX 2195	202105 320-57200-46101	TREE DROP AT 12220	*	720.00	
		5/03/21 JAX 2195	202105 320-57200-43400	IRRIGATION REPAIRS	*	650.00	
		5/03/21 JAX 2195	202105 320-57200-43400	IRRIGATION PUMP REPAIRS	*	1,912.20	
		5/03/21 JAX 2195	202102 320-57200-43400	FEB 21 - IRRIGATION REPRS	*	677.00	
				YELLOWSTONE LANDSCAPE			8,117.83 004011
6/17/21	00218	4/28/21 06262021	202106 320-57200-49400	EVENT 6/26/21	*	300.00	
				KENNETH BAXLEY			300.00 004012
6/17/21	00214	6/26/21 06262021	202106 320-57200-49400	EVENT 6/26/21	*	1,200.00	
				BOUNCERS, SLIDES, AND MORE INC.			1,200.00 004013
6/17/21	00032	6/08/21 21-03812	202106 310-51300-48000	NOTICE OF SPECIAL MEETING	*	106.63	
				DAILY RECORD + OBSERVER LLC			106.63 004014
6/17/21	00007	6/01/21 514	202106 310-51300-34000	JUNE 21 - MGMT FEES	*	3,948.83	
		6/01/21 514	202106 310-51300-35100	JUNE 21 - COMPUTER	*	83.33	
		6/01/21 514	202106 310-51300-31600	JUNE 21 - DISSEMINATION	*	91.67	
		6/01/21 514	202106 310-51300-51000	JUNE 21 - OFFICE SUPPLIES	*	8.63	
		6/01/21 514	202106 310-51300-42000	JUNE 21 - POSTAGE	*	2.00	
		6/01/21 514	202106 310-51300-42500	JUNE 21 - COPIES	*	156.75	
		6/01/21 514	202106 310-51300-41000	JUNE 21 - TELEPHONE	*	128.25	
		6/01/21 515	202106 320-57200-34400	JUNE 21 - CONTRACT ADMIN	*	1,856.58	
				GOVERNMENTAL MANAGEMENT SERVICES			6,276.04 004015
				WYNN --WYNNFIELD -- TCESSNA			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/17/21	00217	6/02/21 REIMB	202105 320-57200-46600		*	21.49	
		REIMB. PAPER TOWEL HOLDER					
				CHERYL GRAHAM			21.49 004016
6/17/21	00012	5/19/21 25236787	202105 320-53800-43000		*	1,092.65	
		ELECTRIC 4/20-5/18/21					
		5/19/21 25236787	202105 320-53800-43001		*	1,309.42	
		IRRIGATION 4/20-5/18/21					
		5/19/21 25236787	202105 320-53800-43001		*	232.17	
		SEWER 4/20-5/18/21					
		5/19/21 25236787	202105 320-53800-43001		*	84.17	
		WATER 4/20-5/18/21					
				JEA (AUTO PAY)			2,718.41 004017
6/17/21	00108	6/01/21 388	202106 320-57200-34200		*	729.58	
		JUNE 21 - JANITORIAL					
		6/01/21 388	202106 320-57200-34300		*	4,413.92	
		JUNE 21 - FACILITY MGMT					
		6/03/21 390	202104 320-57200-46601		*	520.00	
		APR 21 - PRESSURE WASHING					
		6/07/21 391	202105 320-57200-46700		*	1,825.05	
		MAY 21 - DECK MONITOR					
				RIVERSIDE MANAGEMENT SERVICES, INC			7,488.55 004018
6/17/21	00190	4/01/21 JAX21019	202104 320-57200-46100		*	4,158.63	
		APR 21 - LANDSCAPE MAINT					
		6/15/21 JAX23179	202106 320-57200-46100		*	4,158.63	
		JUNE 21 - LANDSCAPE MAINT					
				YELLOWSTONE LANDSCAPE			8,317.26 004019
6/21/21	00075	6/15/21 23462569	202106 320-57200-34500		*	1,284.44	
		SECURITY 5/31/21-6/13/21					
				GIDDENS SECURITY CORPORATION			1,284.44 004020
6/21/21	00008	5/31/21 123175	202105 310-51300-31500		*	756.00	
		PREP/ATTEND 5/19/21 BD MT					
		6/18/21 123174	202105 310-51300-31500		*	2,947.00	
		GEN COUNSEL THRU 5/31/21					
				HOPPING, GREEN & SAMS			3,703.00 004021
6/21/21	00088	6/18/21 UC 18009	202106 310-51300-60100		*	215.00	
		ROOM RENTAL 6/16/21					
				UNIVERSITY OF NORTH FLORIDA			215.00 004022
6/21/21	00190	6/16/21 JAX23364	202106 320-57200-43400		*	409.30	
		IRRIG RPR VALVE ZONE 5.9					
				YELLOWSTONE LANDSCAPE			409.30 004023

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/25/21	00029	5/26/21 84957412	202106 320-57200-41000	TV/INTERNET 6/4/21-7/3/21	*	299.53	
				COMCAST (AUTO PAY)			299.53 004024
6/25/21	00032	6/23/21 21-04211	202106 310-51300-48000	NOTICE OF PUBLIC HEARING	*	238.25	
				DAILY RECORD + OBSERVER LLC			238.25 004025
6/25/21	00192	6/25/21 180-0621	202106 320-57200-46802	JUNE 21 - GOOSE CONTROL	*	1,060.00	
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,060.00 004026
6/25/21	00012	5/19/21 08366811	202105 320-53800-43001	IRRIG 4/20-5/18/21	*	35.70	
				JEA (AUTO PAY)			35.70 004027
TOTAL FOR BANK A						77,259.48	
TOTAL FOR REGISTER						77,259.48	

WYNN --WYNNFIELD -- TCESSNA

# Hello Gms Gms,

Thanks for choosing Comcast Business.

Your bill at a glance			
For 5385 WYNNEFIELD LAKES DR CDD JACKIE COMPTON FL 33351-4761			
Previous balance			\$307.43
EST Payment Thank you	Apr 26		\$307.43
Balance forward			\$0.00
Regular monthly charges	Pages 4		\$294.00
Taxes, fees and other charges	Pages 3		\$11.57
New charges			\$307.57
Amount due			\$307.57

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

### Thanks for paying by Automatic Payment

Your electronic payment of \$307.57 will be applied on May 17, 2021.

### Need help?

Visit [business.comcast.com/help](http://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST  
BUSINESS**

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

WYNNEFIELD LAKES CDD  
ATTN JACKIE COMPTON  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number **8495 74 120 1711060**

Automatic payment **May 17, 2021**

**Please pay \$307.57**

**Electronic payment will be applied May 17, 2021**

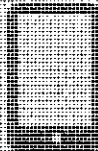
COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120171106000307579

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing cycles
- View upcoming appointments



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative voice and security solutions – at a better value.

Call today for a **FREE** account review at 877.564.0318.

## Need help? We're here for you



### Visit us online

Get help and support on [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800.595.3000

Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.

Visit [business.comcast.com/team/moving](https://business.comcast.com/team/moving) to learn more.

### Accessibility

If you are hearing impaired, call 711 for voice relay. For customers with disabilities, call **1-855-270-0370**.

For more support, [visit accessibility.comcast.com](https://business.comcast.com/accessibility).

For 24/7 support, [business.comcast.com](https://business.comcast.com), or **1-866-595-4265** (TDD) to Comcast or 800-IFK-HELP (Practically, no TDD path) for Comcast.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and postage. It's easy to set up, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps you drive on clouds. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Add/modify billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/storelocator](https://business.comcast.com/storelocator)

to find a participating store

## Regular monthly charges \$286.05

<b>Comcast Business services</b>	<b>\$214.00</b>
TV Channels	\$14.00
Business Voice	
Business Internet (20)	\$94.00
Business Wi-Fi Network Upgrade	
Cloud IP	\$10.00
Mobile Voice Line	\$10.00
Business Voice	
Included 500 MB Service Discount	
Wireless Service	\$5.00

<b>Equipment &amp; services</b>	<b>\$38.35</b>
TV Box & Remote	\$4.00
Service To Accessory TV	\$1.00
WiFi TV Box and Remote	
Equipment Fee	\$16.00
Wireless	

<b>Service fees</b>	<b>\$33.90</b>
Business TV Fee	\$14.50
Channel Lineup Management Fee	\$2.00
Regional Sports Fee	\$8.40
Video Network Investment	\$9.00

## Taxes, fees and other charges \$21.52

<b>Other charges</b>	<b>\$2.03</b>
Federal Universal Service Fund	\$1.21
Regulatory Cost Recovery	\$0.82

<b>Taxes &amp; government fees</b>	<b>\$19.49</b>
State Communications Services Tax	\$10.50
Local Communications Services Tax	\$9.54
STT Fee	\$1.45

### What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)565-9385

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$180.00 this month with your service discounts.

### Additional information

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: [fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support](https://fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support). A new rate becomes effective 4/1/2021.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Good News! Effective March 16, 2021, Disney Jr. and FXM are now available in HD. Requires an X1 TV Box or compatible customer owned equipment to view these channels. HD Technology Fee may apply.

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

May 6, 2021

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial #	21-02986D	PO/File #		\$153.88
				Amount Due
Notice of Audit Committee Meeting and Regular Board of Supervisors Meeting				
				Amount Paid
Wynnfield Lakes Community Development District				\$153.88
				Payment Due
Case Number				
Publication Dates	5/6			
County	Duval			

*Payment is due before the  
Proof of Publication is released.*

*For your convenience, you  
may remit payment at [https://www.  
jaxdailyrecord.com/send-payment](https://www.jaxdailyrecord.com/send-payment).*

310 513 48000

**Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)**

**TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.**

**WYNNFIELD LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF AUDIT  
COMMITTEE MEETING  
AND REGULAR BOARD OF  
SUPERVISORS MEETING**

Notice is hereby given that the Wynnfield Lakes Community Development District ("District") Audit Committee is scheduled to meet on Wednesday, May 19, 2021 at 6:00 p.m., at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224 for the purpose of reviewing and ranking proposals for audit services. Immediately following adjournment of the audit committee meeting a regular Board of Supervisors meeting will commence, where the Board may consider any business that may properly come before it. An electronic copy of the agenda for each meeting may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.WynnfieldLakesCDD.com](http://www.WynnfieldLakesCDD.com) at least seven days prior to the meetings.

While it may be necessary to hold the above referenced meetings during the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meetings and obtain information about how the meetings will occur should refer to the District's website, [www.WynnfieldLakesCDD.com](http://www.WynnfieldLakesCDD.com) or contact the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or

[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) to obtain access information. Additionally, participants are **strongly encouraged** to submit questions and comments to the District Manager at least 24 hours in advance at (904) 940-5850 or [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) to facilitate the Board's consideration of such questions and comments during the meetings. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) for further accommodations.

Daniel Laughlin,  
District Manager

May 6 00 (21-02986D)

# Wynnfield Lakes

## ↓ Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15<sup>th</sup>

Month: May-21 ✓

Amount per each: \$42.00

**320.57200.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Bradley and Phuong Dickinson V#191

12201 Emerald Green Court

Jacksonville, FL 32246



## GIDDENS SECURITY CORPORATION

## Invoice

Lic# B0001267  
 528 S. Edgewood Ave. Suite 1  
 JACKSONVILLE, FL 32205

Date	Invoice #
5/4/2021	23462244

<b>Bill To</b>
Wynnfield Lakes CDD Riverside Management Services 9655 Florida Mining Blvd., Bldg. 300, Ste Jacksonville, FL 32257

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
80	Security Service 4/19/2021-5/2/2021	15.76	1,260.80
<p style="text-align: center;"><i>Wynnfield Lakes</i></p> <p style="text-align: center;"><b>APPROVED FOR PROCESSING</b>            Riverside Management Services, Inc.            Account: <u>1-320-572-3450</u>            Approved by: <u><i>C. Koon</i></u>            Date: <u>5-4-21</u></p>			

Phone #	Fax #	E-mail
904-384-8071	904-389-9931	akoon@giddenssecurity.com

**Total** \$1,260.80

1001 Bradford Way  
Kingston, TN 37763

**Invoice #: 512**  
**Invoice Date: 5/1/21**  
**Due Date: 5/1/21**  
**Case:**  
**P.O. Number:**

**Wynnfield Lakes CDD**  
**475 West Town Place**  
**Suite 114**  
**St. Augustine, FL 32092**

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021		3,948.83	3,948.83
Information Technology - May 2021 351		83.33	83.33
Dissemination Agent Services - May 2021 314		91.67	91.67
Copies 425		12.90	12.90
<b>Total</b>			<b>\$4,136.73</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,136.73</b>



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 2

Customer Name: WYNNFIELD LAKES ASSOCIATION INC

Account #: 0836681178

Cycle: 18

Bill Date: 04/21/21

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12510 DIAMOND SPRINGS DR

Service Period: 03/21/21 - 04/20/21 Reading Date: 04/20/2021

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83716125	30	184	Regular	1	0 GAL

Basic Monthly Charge \$ 31.50

City of Jacksonville Franchise Fee 0.95

Public Service Tax 3.25

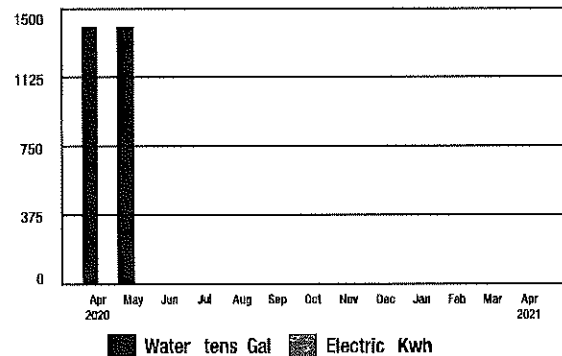
**TOTAL CURRENT IRRIGATION CHARGES \$ 35.70**

**TOTAL NEW CHARGES \$ 35.70**



Energy Star commercial dishwashers are 10 percent more water efficient than standard models.

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	14,000			0

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$35.70	-\$35.70	\$0.00	\$35.70	\$35.70

**WE APPRECIATE  
YOUR BUSINESS**

Additional information on reverse side. ➔

☐

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 0836681178

Bill Date: 04/21/21

**Do not pay. AutoPay will process your payment on 05/13/21.**

# 0001033

I=00000000



WYNNFIELD LAKES ASSOCIATION INC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—**Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

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**kgal:** 1,000 gallons

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**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

w/s  
3/21 - 4/20

Page 1 of 3

Customer Name: WYNNFIELD LAKES CDD

Account #: 2523678745

Cycle: 18

Bill Date: 04/22/21

32 538

**TOTAL SUMMARY OF CHARGES**

Electric .....	430	\$	1,031.21
Irrigation .....	43001		103.82
Sewer .....	43001		159.77
Water .....	43001		63.10

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 1,357.90



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



Energy Star commercial dishwashers are 10 percent more water efficient than standard models.

1/1 3153493633604 0001844 1 1=0000000000

Do not pay. AutoPay will process your payment on 05/14/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,403.70	-\$1,403.70	\$0.00	\$1,357.90	\$1,357.90

**WE APPRECIATE  
YOUR BUSINESS**

Additional information on reverse side. ➔

☐

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acc#: 2523678745

Bill Date: 04/22/21

Do not pay. AutoPay will process your payment on 05/14/21.

# 0001844

I=00000000



WYNNFIELD LAKES CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

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**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel: [REDACTED]

Address: [REDACTED]

[REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

E-mail: [REDACTED]



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 3 of 3

Customer Name: WYNNFIELD LAKES CDD

Account #: 2523678745

Cycle: 18

Bill Date: 04/22/21

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 03/22/21 - 04/21/21 Reading Date: 04/21/2021

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22508695	30	26166	Regular	1	9118 KWH
22508695	30	22.34	Regular	1	22.34 KW

Basic Monthly Charge	\$	9.25
Energy Charge (\$0.06447 per kWh)		587.84
Fuel Cost		296.33
Environmental Charge		5.65
City of Jacksonville Franchise Fee		26.97
Gross Receipts Tax		23.74

**TOTAL CURRENT ELECTRIC CHARGES \$ 949.78**

\$249.74 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 03/21/21 - 04/20/21 Reading Date: 04/20/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
74759726	30	29414	Regular	2	0 GAL

Basic Monthly Charge	\$	100.80
City of Jacksonville Franchise Fee		3.02

**TOTAL CURRENT IRRIGATION CHARGES \$ 103.82**

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 03/21/21 - 04/20/21 Reading Date: 04/20/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	30	650	Regular	1	16000 GAL

Basic Monthly Charge	\$	52.88
Sewer Usage Charge		96.32
Environmental Charge		5.92
City of Jacksonville Franchise Fee		4.65

**TOTAL CURRENT SEWER CHARGES \$ 159.77**

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 03/21/21 - 04/20/21 Reading Date: 04/20/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	30	650	Regular	1	16000 GAL

Basic Monthly Charge	\$	31.50
Water Consumption Charge		23.84
Environmental Charge		5.92
City of Jacksonville Franchise Fee		1.84

**TOTAL CURRENT WATER CHARGES \$ 63.10**

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

Service Period: 03/22/21 - 04/21/21 Reading Date: 04/21/2021

Service Point: Commercial - Electric

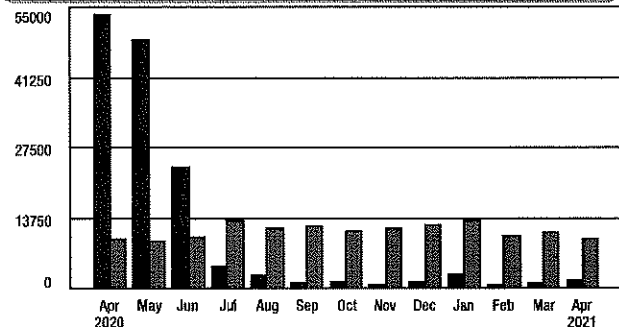
Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24081122	30	9035	Regular	1	695 KWH

Basic Monthly Charge	\$	9.25
Energy Charge (\$0.06447 per kWh)		44.81
Fuel Cost		22.59
Environmental Charge		0.43
City of Jacksonville Franchise Fee		2.31
Gross Receipts Tax		2.04

**TOTAL CURRENT ELECTRIC CHARGES \$ 81.43**

\$19.04 of Fuel Cost is Tax Exempt

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	9,728	10,834	9,813	327
Total Gallons used	536,000	9,000	16,000	533



8619 Western Way  
Jacksonville FL 32256-036060

**Customer Service** (904) 731-2456  
RepublicServices.com/Support

**Important Information**

Your next invoice may reflect a rate adjustment. Please contact us with any questions.

**Account Number** 3-0687-3532380  
**Invoice Number** 0687-001135810  
**Invoice Date** April 16, 2021  
**Previous Balance** \$808.01  
**Payments/Adjustments** -\$808.01  
**Current Invoice Charges** \$808.01

<b>Total Amount Due</b> \$808.01	<b>Payment Due Date</b> May 06, 2021
-------------------------------------	---

**PAYMENTS/ADJUSTMENTS**

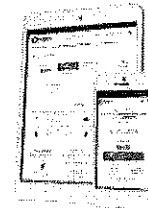
Description	Reference	Amount
Payment - Thank You 04/05	5555555	-\$808.01

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Wynnfield Lakes 12319 Wynnfield Lakes Dr Dr</b>				
<b>Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 6 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 05/01-05/31			\$515.92	\$515.92
<b>Total Fuel/Environmental Recovery Fee</b>				\$174.68
<b>Total Franchise - Local</b>				\$117.41
<b>CURRENT INVOICE CHARGES</b>				<b>\$808.01</b>

Simple account access at your fingertips.

Download the Republic Services app or visit  
RepublicServices.com today.



8619 Western Way  
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

**Total Enclosed**

Return Service Requested

WYNNFIELD LAKES  
5385 N NOB HILL RD  
SUNRISE FL 33351

<b>Total Amount Due</b>	<b>\$808.01</b>
<b>Payment Due Date</b>	<b>May 06, 2021</b>
<b>Account Number</b>	<b>3-0687-3532380</b>
<b>Invoice Number</b>	<b>0687-001135810</b>

☐

For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687  
PO BOX 9001099  
LOUISVILLE KY 40290-1099





## UNDERSTANDING YOUR BILL

Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

### Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

### Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

### Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit [RepublicServices.com/Fees](http://RepublicServices.com/Fees) to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, [RepublicServices.com/Fees](http://RepublicServices.com/Fees) provides a detailed description of Republic Services' most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

## IMPORTANT INFORMATION

(Continued from Page 1)

It's easy to go paperless! Sign up for Paperless Billing at [RepublicServices.com](http://RepublicServices.com) and enjoy the convenience of managing your account anytime, anywhere, on any device.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

# Wynnfield Lakes

## Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15<sup>th</sup>

Month: May-21

Amount per each: \$42.00

**320.57200.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Bradley and Phuong Dickinson V#191

12201 Emerald Green Court

Jacksonville, FL 32246

# Wynnfield Lakes

## Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15<sup>th</sup>

Month: May-21

Amount per each: \$70.00

**320.57200.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246



Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

Wynnfield Lakes  
 12319 Wynnfield Lakes  
 Jacksonville FL 32246

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/07/2021	\$292.00	05/10/2021

**INVOICE NO. 200698**

**Site:** 12319 Wynnfield Lakes  
 Jacksonville 32246  
**Site Address:** 12319 Wynnfield Lakes  
 Jacksonville FL 32246  
**Job No.:** 64933  
**Job Name:**  
**Order No.:**

**Description**

after 1  
 Needed 50 access cards

**HID PROXCARDS**

05/05/2021 Jason (MAC) McIntyre  
 Dropped off access carts nothing further

32 572 493

If you have any further problems with your system please contact us.

**Service - Security**

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
HID PROXCARDS	2.00	\$111.00	\$222.00
Residential service	0.23 hrs	\$150.00	\$35.00
<b>Sub-Total ex Tax</b>			\$292.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$292.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

<b>Sub-Total ex Tax</b>	\$292.00
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$292.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$292.00



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/07/2021	\$292.00	05/10/2021

**INVOICE NO. 200698**

## How To Pay



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

**Atlantic Security**  
1714 Cesery Blvd  
Jacksonville, FL 32211

**INVOICE NO. 200698**

<b>NAME:</b>	<b>Wynnfield Lakes</b>	<b>DUE DATE:</b>	<b>06/07/2021</b>	<b>AMOUNT DUE:</b>	<b>\$292.00</b>
--------------	------------------------	------------------	-------------------	--------------------	-----------------

**Please Reference: 200698**

## GIDDENS SECURITY CORPORATION

## Invoice

Lic# B0001267  
528 S. Edgewood Ave. Suite 1  
JACKSONVILLE, FL 32205

Date	Invoice #
4/6/2021	23462055

Bill To
Wynnfield Lakes CDD Riverside Management Services 9655 Florida Mining Blvd., Bldg. 300, Ste Jacksonville, FL 32257

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
80	Security Service 03/22/2021-04/04/2021	15.76	1,260.80
<p>WYNNFIELD LAKES APPROVED FOR PROCESSING Account: <u>1-320-57200-34500</u> Approved by: <u>C. Koon</u> Date: <u>5-11-21</u></p>			

Phone #	Fax #	E-mail
904-384-8071	904-389-9931	akoon@giddenssecurity.com

**Total** \$1,260.80

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 513

Invoice Date: 5/1/21

Due Date: 5/1/21

Case:

P.O. Number:

**Bill To:**

Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - May 2021 320.572,3440		1,856.58	1,856.58
<b>Total</b>			<b>\$1,856.58</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,856.58</b>

5-10-21  
CA

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

**Invoice #:** 384  
**Invoice Date:** 5/1/2021  
**Due Date:** 5/1/2021  
**Case:**  
**P.O. Number:**

**Wynnfield Lakes CDD**  
**475 West Town Place**  
**Suite 114**  
**St. Augustine, FL 32092**

5-6-21  
COW



**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 387  
Invoice Date: 5/10/2021  
Due Date: 5/10/2021  
Case:  
P.O. Number:

**Bill To:**

Wynnfield Lakes ODD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Deck Monitor Services through April 2021	65.66	15.00	984.90
320.57200.46700			
Total			\$984.90
Payments/Credits			\$0.00
Balance Due			\$984.90

5-10-21  
Cape

**WYNNFIELD LAKES FACILITY DECK MONITORS**  
**INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
65.66	DECK MONITOR	\$ 15.00	\$ 984.90

Covers March 27, 2021 to April 25, 2021

Facility Attendants #320-572-467

**TOTAL DUE:**

**\$ 984.90**

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**DECK MONITOR BILLABLE HOURS MARCH 27, 2021 to APRIL 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/27/21	8	B.S.	Deck Monitor
3/28/21	8	B.S.	Deck Monitor
4/3/21	8	B.S.	Deck Monitor
4/4/21	8	B.S.	Deck Monitor
4/10/21	8	B.S.	Deck Monitor
4/11/21	2	B.S.	Deck Monitor
4/17/21	7.6	J.W.	Deck Monitor
4/24/21	7.08	B.S.	Deck Monitor
4/25/21	8.18	B.S.	Deck Monitor
<b>TOTAL</b>	<b>65.66</b>		

Crystal Clean Pool Service Inc  
9020-1 Berry Ave  
Jacksonville, FL 32211 US  
+1 7168302520  
brett@crystalcleanpools.net

# INVOICE

## BILL TO

Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32225

INVOICE # M4249  
DATE 05/01/2021  
DUE DATE 05/31/2021  
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	900.00	900.00
Tank Fill	4-2-21 - filled tank- 300 gallons	1	885.00	885.00

April

BALANCE DUE

**\$1,785.00**

*Wynnfield Lakes*

## APPROVED FOR PROCESSING

Riverside Management Services, Inc.

Account: \_\_\_\_\_

Approved by: *C. Graham*

Date: *5-6-21*

1-320-57200-46200 900.00  
1-320-57200-46201 885.00  
\$1,785.00

Crystal Clean Pool Service Inc  
9020-1 Berry Ave  
Jacksonville, FL 32211 US  
+1 7168302520  
brett@crystalcleanpools.net

# INVOICE

## BILL TO

Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32225

INVOICE # M4338  
DATE 06/01/2021  
DUE DATE 07/01/2021  
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	900.00	900.00
Tank Fill	5/20/2021-- filled tank- 300 gallons	1	885.00	885.00

MAY

BALANCE DUE

**\$1,785.00**

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
Account: 1-320-57200-46200  
Approved by: C. Graham  
Date: 6-2-21  
\$ 900  
- 885  
\$1785

Crystal Clean Repairs, LLC  
11745 V C Johnson Rd  
Jacksonville, FL 32218  
(904) 813-8200  
jamie@crystalcleanrepairs.com

## Invoice 1576



**BILL TO**  
Cheryl Graham  
Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville 32225

DATE  
05/11/2021

PLEASE PAY  
\$572.33

DUE DATE  
05/18/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Service	Installed new Sump Pump on Splash Pool	1	572.33	572.33
Includes	Includes Labor and Materials complete.	1	0.00	0.00

TOTAL DUE

**\$572.33**

THANK YOU.

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
Account: 1-320-57200-46601  
Approved by: cgraham  
Date: 5-12-21

*Note: Please note this replacement in the  
Capital reserve report.*

Crystal Clean Repairs, LLC  
11745 V C Johnson Rd  
Jacksonville, FL 32218  
(904) 813-8200  
jamie@crystalcleanrepairs.com

## Invoice 1577

**BILL TO**

Cherly Graham  
Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville 32225

DATE  
05/11/2021

PLEASE PAY  
\$1,292.73

DUE DATE  
05/18/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Service	Installed new Vacuum Pump for Splash Pool	1	1,292.73	1,292.73
Includes	Includes Labor and Materials complete.	1	0.00	0.00

TOTAL DUE

**\$1,292.73**

THANK YOU.

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
Account: 1-320-57200-46601  
Approved by: C. Graham  
Date: 5-12-21

Note: Please log this replacement  
in the Capital Reserve Report.

Also,

Darrin provided funds for this pump.

Crystal Clean Repairs, LLC  
11745 V C Johnson Rd  
Jacksonville, FL 32218  
(904) 813-8200  
jamie@crystalcleanrepairs.com

## Invoice 1598



**BILL TO**  
Cherly Graham  
Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville 32225

DATE  
05/23/2021

PLEASE PAY  
\$194.51

DUE DATE  
05/31/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Service	Installed new Toro Valve for Autofill on Main Pool	1	194.51	194.51
Includes	Includes Labor and Materials complete.	1	0.00	0.00

TOTAL DUE

**\$194.51**

THANK YOU.

WYNNFIELD LAKES  
**APPROVED FOR PROCESSING**  
Account: 1-320-57200-46601  
Approved by: C. Graham  
Date: 5-27-21



# DEVTEC ELECTRICAL SERVICES INC.

2131 Mindanao Drive, Jacksonville FL, 32246

941-539-5258

## INVOICE

Submitted To: Wynnfield Lakes

Date: 05/19/2021

The property manager notified me of 1 light out on the pickleball court. Upon arrival and testing I found that 2 lights were in fact not working(both lights on the office side see pictures). So as per prior contract each light was fixed and converted to l.e.d. with resident satisfaction at \$320.00 per each light for a total of \$640.00.

**AMOUNT DUE-----\$640.00u.s.d.**

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
Account: 1-320-57200-46601  
Approved by: Cayanan  
Date: 5-19-21

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**Schedule**

**Name of Additional Insured Person(s) or Organization(s):**

Wynnfield Lakes CDD

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. SECTION II - WHO IS AN INSURED** is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these Additional Insureds, the following is added to SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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# Wynnfield Lakes

## Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15<sup>th</sup>

Month: June-21

Amount per each: \$42.00

**320.57200.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Bradley and Phuong Dickinson V#191

12201 Emerald Green Court

Jacksonville, FL 32246

## GIDDENS SECURITY CORPORATION

## Invoice

Lic# B0001267  
528 S. Edgewood Ave. Suite 1  
JACKSONVILLE, FL 32205

Date	Invoice #
5/18/2021	23462381

<b>Bill To</b>
Wynnfield Lakes CDD Riverside Management Services 9655 Florida Mining Blvd., Bldg. 300, Ste Jacksonville, FL 32257

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
80	Security Service 05/03/2021-05/16/2021	15.76	1,260.80
<p>WYNNFIELD LAKES APPROVED FOR PROCESSING Account: <u>1-322-572000-34500</u> Approved by: <u>C. Koon</u> Date: <u>5-16-21</u></p>			

Phone #	Fax #	E-mail
904-384-8071	904-389-9931	akoon@giddenssecurity.com

**Total** \$1,260.80

## GIDDENS SECURITY CORPORATION

## Invoice

Lic# B0001267  
528 S. Edgewood Ave. Suite 1  
JACKSONVILLE, FL 32205

Date	Invoice #
6/1/2021	23462440

<b>Bill To</b>
Wynnfield Lakes CDD Riverside Management Services 9655 Florida Mining Blvd., Bldg. 300, Ste Jacksonville, FL 32257

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
80	Security Service 05/17/2021-05/30/2021	15.76	1,260.80
<div>WYNNFIELD LAKES APPROVED FOR PROCESSING Account: <u>1-320-57200-34500</u> Approved by: <u>C. G. Carter</u> Date: <u>6-2-21</u></div>			

Phone #	Fax #	E-mail
904-384-8071	904-389-9931	akaon@giddenssecurity.com

**Total** \$1,260.80

Goose Masters of Northeast Florida, LLC  
8195 County Road 208  
St. Augustine, FL 32092  
(904) 806-0620



INVOICE # 180-0521  
DATE: May 25, 2021

BILL TO:	SHIP TO:	PO/CONTRACT #:
Governmental Management Services, LLC. 475 West Town Place, Suite 114 St. Augustine, FL 32092 <a href="mailto:cgraham@rmsnf.com">cgraham@rmsnf.com</a> Cheryl Graham	Wynnfield Lakes CDD Jacksonville, FL	

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Week Ending:	Goose Control Services		
05/01/21		\$265.00	\$265.00
05/08/21		\$265.00	\$265.00
05/15/21		\$265.00	\$265.00
05/22/21		\$265.00	\$265.00
05/29/21		\$265.00	\$265.00

	SUBTOTAL	\$1,325.00
	SALES TAX	n/a
<b><i>Thank you for your business!</i></b>	TOTAL DUE	\$1,325.00

If you have any questions regarding this invoice, please contact:  
Sharon Bennett  
(904) 612-7220 cell  
[sharon@goose-masters.com](mailto:sharon@goose-masters.com)

WYNNFIELD LAKES  
**APPROVED FOR PROCESSING**  
Account: 1-320-57200-46802  
Approved by: C. Graham  
Date: 5-27-21

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

May 20, 2021

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 W. Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 122397  
Billed through 04/30/2021

## Monthly Meeting

WYNNLK 00101 JLK

## FOR PROFESSIONAL SERVICES RENDERED

04/07/21 JLK Attend Board meeting; confer regarding work order from temp pool.

Total fees for this matter \$756.00

## MATTER SUMMARY

TOTAL FEES \$756.00

TOTAL CHARGES FOR THIS MATTER \$756.00

## BILLING SUMMARY

TOTAL FEES \$756.00

TOTAL CHARGES FOR THIS BILL \$756.00

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

May 20, 2021

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 W. Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 122396  
Billed through 04/30/2021

## General Counsel

WYNNLK 00001 JLK

### FOR PROFESSIONAL SERVICES RENDERED

04/06/21	JLK	Review agenda package and prepare for Board meeting.	0.50 hrs
04/08/21	JLK	Review goose masters; transmit same; confer regarding document compilation and meeting follow up; confer regarding paint proposals and transmit information on same.	0.80 hrs
04/08/21	EGRE	Prepare addendum to Tempool agreement.	0.40 hrs
04/08/21	JLG	Follow up from board meeting; finalize Goose Masters agreement; draft video surveillance policy and resolution; confer with staff regarding CertaPro Painters proposal and begin drafting agreement.	1.80 hrs
04/09/21	JLK	Prepare and review Goose masters agreement; confer with District manager regarding document addendums.	0.40 hrs
04/09/21	JLG	Confer with staff and prepare edits to Goose Masters agreement; continue drafting CertaPro Painters agreement.	1.40 hrs
04/14/21	JLK	Review meeting minutes and provide edits to same; confer regarding status of operational contract execution.	0.30 hrs
04/30/21	JLK	Draft RMS addendum and transmit same.	0.30 hrs
04/30/21	JLG	Draft addendum to RMS contract; confer with staff regarding same.	0.80 hrs
Total fees for this matter			\$1,358.00

### MATTER SUMMARY

Gregory, Emma C.	0.40 hrs	235 /hr	\$94.00
Gillis, Jennifer L. - Paralegal	4.00 hrs	155 /hr	\$620.00
Kilinski, Jennifer L.	2.30 hrs	280 /hr	\$644.00

TOTAL FEES \$1,358.00



## =====

**TOTAL CHARGES FOR THIS MATTER****\$1,358.00****BILLING SUMMARY**

Gregory, Emma C.	0.40 hrs	235 /hr	\$94.00
Gillis, Jennifer L. - Paralegal	4.00 hrs	155 /hr	\$620.00
Kilinski, Jennifer L.	2.30 hrs	280 /hr	\$644.00

TOTAL FEES

\$1,358.00

## -----

**TOTAL CHARGES FOR THIS BILL****\$1,358.00****Please include the bill number with your payment.**



Lake & Wetland Management  
- North Florida  
3562 NW 97th Blvd  
Gainesville, FL 32606

# Invoice

Date	Invoice #
5/1/2021	152

<b>Bill To</b>
Wynnfield Lakes CDD c/o Riverside Management Services, Inc 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
3	Lake Management 32 572 468 Fountain Maintenance ✓ ✓ ✓	652.00 40.00	652.00 120.00
<p>WYNNFIELD LAKES APPROVED FOR PROCESSING Account: <u>1-320-57200-46800</u> Approved by: <u>C. G. Carter</u> Date: <u>5-10-21</u></p>			

We greatly appreciate your business and look to exceed your expectations!

**Total** \$772.00

**Payments/Credits** \$0.00

**Balance Due** \$772.00



Lake & Wetland Management  
- North Florida  
3562 NW 97th Blvd  
Gainesville, FL 32606

# Invoice

Date	Invoice #
6/1/2021	308

<b>Bill To</b>
Wynnfield Lakes CDD c/o Riverside Management Services, Inc 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

		P.O. No.	Terms
			Net 30
Quantity	Description	Rate	Amount
3	Lake Management Fountain Maintenance	652.00 40.00	652.00 120.00
320 572 46800			
WYNNFIELD LAKES APPROVED FOR PROCESSING Account: 1-320-57200-46800 Approved by: <u>C. G. Foster</u> Date: <u>6-2-21</u>			
We greatly appreciate your business and look to exceed your expectations!		Total	\$772.00
		Payments/Credits	\$0.00
		Balance Due	\$772.00



**REPUBLIC**  
SERVICES

8619 Western Way  
Jacksonville FL 32256-036060

**Customer Service** (904) 731-2456  
RepublicServices.com/Support

**Important Information**

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

**Account Number** 3-0687-3532380  
**Invoice Number** 0687-001142351  
**Invoice Date** May 16, 2021  
**Previous Balance** \$808.01  
**Payments/Adjustments** -\$808.01  
**Current Invoice Charges** \$904.98

<b>Total Amount Due</b> \$904.98	<b>Payment Due Date</b> June 05, 2021
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 05/06	5555555	-\$808.01

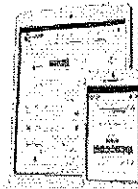
**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
Wynnfield Lakes 12319 Wynnfield Lakes Dr Dr Jacksonville, FL Contract: 9687025 (C50) 1 Waste Container 6 Cu Yd, 1 Lift Per Week Pickup Service 06/01-06/30			\$577.83	\$577.83
<b>Total Fuel/Environmental Recovery Fee</b>				\$195.65
<b>Total Franchise - Local</b>				\$131.50
<b>CURRENT INVOICE CHARGES</b>				<b>\$904.98</b>

36 572 43300

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RepublicServices.com today.



**REPUBLIC**  
SERVICES

8619 Western Way  
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

**Total Enclosed**

Return Service Requested

WYNNFIELD LAKES  
5385 N NOB HILL RD  
SUNRISE FL 33351

**Total Amount Due** \$904.98  
**Payment Due Date** June 05, 2021  
**Account Number** 3-0687-3532380  
**Invoice Number** 0687-001142351



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687  
PO BOX 9001099  
LOUISVILLE KY 40290-1099



## UNDERSTANDING YOUR BILL

Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

### Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

### Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

### Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit [RepublicServices.com/Fees](http://RepublicServices.com/Fees) to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, [RepublicServices.com/Fees](http://RepublicServices.com/Fees) provides a detailed description of Republic Services most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

#### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 389  
Invoice Date: 5/19/2021  
Due Date: 5/19/2021  
Case:  
P.O. Number:

**Bill To:**

Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2021		1,729.25	1,729.25
Maintenance Supplies		938.28	938.28
General Facility Main. \$1729.25 320.572.4660			
Repairs/Replace \$302.30 320.572.46601			
Janitorial Supplies \$208.34 320.572.34201			
Contingency \$427.64 1.320.57200.4900			
<b>Total</b>			<b>\$2,667.53</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,667.53</b>

5/21/21  
AM

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF APRIL 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/21	3	F.S.	Removed spider webs around the building, blow leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, playground and along Klemman, checked and changed all trash receptacles
4/6/21	3	F.S.	Blew leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, and playground, checked and changed all trash receptacles
4/6/21	8	R.W.	Removed old windscreens and installed new windscreens, removed debris along Klemman
4/6/21	8	D.J.	Removed old windscreens and installed new windscreens, removed debris along Klemman with R.W.
4/8/21	3	F.S.	Removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, along Klemman and playground, checked and changed all trash receptacles, blow leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas
4/13/21	3	R.W.	Checked and changed all trash receptacles, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, along Klemman and playground
4/15/21	3	F.S.	Blew leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, along Klemman and playground, checked and changed all trash receptacles
4/20/21	5	R.W.	Removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, along Klemman and playground, checked and changed all trash receptacles, restocked supplies and checked supplies and noted what would be needed
4/20/21	2	F.S.	Blew leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas
4/22/21	3	F.S.	Removed spider webs around the building, blow leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, playground and along Klemman, checked and changed all trash receptacles
4/27/21	4.5	R.W.	Blew leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, along Klemman and playground, checked and changed all trash receptacles, picked up gas for blower
4/29/21	5	R.W.	Cleaned and organized items in storage closet, disposed of broken end table, blew leaves and debris off walkways, patio, pool deck, tennis courts, pickleball courts and common areas, removed debris at all common areas, pool deck area, sports field, tennis court, pickleball court, roadways, parking lot, amenity center, along Klemman and playground, checked and changed all trash receptacles

TOTAL 60.5

MILES 141

\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 05/06/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WL				
WYNNFIELD LAKES				
	4/0/21	Side Tables for Pool Area (20)	427.04	C.G.
	4/0/21	Weed Killer	14.97	F.S.
	4/8/21	Hand Sanitizer	18.00	F.S.
	4/8/21	Black Spray Paint	4.27	F.S.
	4/8/21	Black Spray Paint (5)	21.35	F.S.
	4/9/21	Pickleball Nets (2)	299.98	C.G.
	4/14/21	CREDIT - Pickleball Nets 21' x 30' (2)	-239.98	C.G.
	4/14/21	Hand Sanitizer (9)	18.06	C.G.
	4/14/21	Face Masks (3)	32.23	C.G.
	4/14/21	Microban Spray on Sanitizer (2)	12.79	C.G.
	4/10/21	Umbrellas for Pool Area (3)	146.97	C.G.
	4/21/21	Electric Blower/Vacuum	80.60	C.G.
	4/21/21	Breathe Hand Sanitizer (7)	27.69	C.G.
	4/20/21	Wireless Doorbell Kit	24.97	R.W.
	4/29/21	42 gallon Trash Bags 32pk	18.97	R.W.
	5/4/21	5/16 Galvanized Shackle	2.98	R.W.
	5/6/21	WD-40	4.70	R.W.
	5/6/21	ECS LED Bulbs 4pk	9.48	R.W.
	5/6/21	Damprid Refill (2)	8.34	R.W.
	5/6/21	Double Sided Mounting Tape	4.27	F.S.
		<b>TOTAL</b>	<b><u>\$938.28</u></b>	





Cheryl Graham <cgraham@rmsnf.com>

Thanks for shopping with us!  
1 message

Academy Sports + Outdoors <donotreply@academy.com>  
To: cgraham@rmsnf.com

Thu, Apr 8, 2021 at 6:42 PM



## THANKS FOR YOUR ORDER

Thanks for shopping with us. Your confirmation number can be found below.

ORDER #: 322659916 Order Date: 04/08/2021

### SHIPPING ITEMS

Estimated Arrival: Apr 20 - 23

Mosaic Round Metal Glass Top Stack Table

Color: White

SKU: 128284917

Quantity: 20

Subtotal:	\$299.80
Shipping:	\$98.00
Taxes:	\$28.84
<b>Total:</b>	<b>\$427.64</b>

[View order details](#)

Your credit card will be authorized for this total. You will be charged for delivery items at the time your order ships.

### SHIPPING INFORMATION

Cheryl Graham Riverside Management Svcs  
264 HICKORY HOLLOW DR S  
JACKSONVILLE, FL 32225-3081  
9046134393  
cgraham@rmsnf.com



# Customer Receipt

4/08/2021, 10:57 AM EST

Sales Person JAA628

Store Phone # (904) 220-0822

Store # 8365

Location 12721 ATLANTIC BLVD, JACKSONVILLE, FL 32225

## Customer Information

RICH WHETSEL

GOVERNMENTAL SERVICES

(904) 288-7667

JACKSONVILLE

RWHETSEL@GOVMGTSVC.COM

JACKSONVILLE, FL 32257



Order # H6365-209417

Receipt # 6365 00097 19808

PO / Job Name River Side



Carryout



Runner Name

Freddy

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Roundup Ready-to-Use Weed and Grass Killer with Sure Shot Wand		1001089088	\$14.97 / each	1	\$14.97
02 Unbranded 80-Percent Alcohol Liquid Hand Sanitizer		1005511557	\$18.00 / each	1	\$18.00
04 Rust-Oleum Stops Rust 12 oz. Protective Enamel Satin Black Spray Paint		801447	\$4.27 / each	1	\$4.27

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

## Payment Method

The Home Depot 9269

Charged \$53.20

Subtotal	\$53.20
Discounts	-\$0.00
Sales Tax	\$0.00
Order Total	\$53.20

Take a short survey for a chance TO WIN A \$5,000 Home Depot Gift Card. Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. No Purchase necessary. See complete rules on [www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: GVMG 46270 40002

Password: 21208 39905



# Customer Receipt

4/08/2021, 11:00 AM EST

Sales Person JAA620

Store Phone # (904) 220-0822

Store # 6365

Location 12721 ATLANTIC BLVD, JACKSONVILLE, FL 32225

## Customer Information

RICH WHETSEL

GOVERNMENTAL SERVICES

(904) 208-7667

JACKSONVILLE

RWHETSEL@GOVMGTSVC.COM

JACKSONVILLE, FL 32257



Order # H6365-209418

Receipt # 6365 00097 19816

PO / Job Name River Side



Carryout



Runner Name  
Freddy

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Rust-Oleum Stops Rust 12 oz. Protective Enamel Satin Black Spray Paint		801447	\$4.27 / each	5	\$21.35

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

## Payment Method

The Home Depot 9269

Charged \$21.35

Take a short survey for a chance TO WIN A \$5,000 Home Depot Gift Card. Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. No Purchase necessary. See complete rules on [www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: GVMQ 46286 40018

Password: 21208 39921

Subtotal	\$21.35
Discounts	-\$0.00
Sales Tax	\$0.00
Order Total	\$21.35



Cheryl Graham <cgraham@msn.com>

**www.pickleballcentral.com Order Confirmation**

1 message

Info@pickleballcentral.com <info@pickleballcentral.com>  
To: cgraham@msn.com

Fri, Apr 9, 2021 at 12:40 PM

**PickleballCentral**  
22330 68th Ave South  
Kent, WA 98032  
888-884-0163/263-884-0163  
info@PickleballCentral.com

CustomerID# 270475

**INVOICE**

Thank you for your order. Your order number is 473272, placed 04/09/2021 at 09:39AM.

Due to greatly increased shipping volumes and COVID-19 safety restrictions, UPS and USPS advise that your order may take extra time in transit. USPS also reports that some parcels in their system are not being scanned, resulting in delays in reporting accurate tracking information. We will send you a shipping confirmation when we tender your package to UPS or USPS so you can know we have processed the shipment. If your shipment is affected, please be patient and understanding; your package is still on its way.

**Bill To:**

Cheryl Graham  
1001 Bradford Way  
Kingsport, TN 37763  
United States  
904-239-5305  
cgraham@msn.com

**Ship To:**

Cheryl Graham  
264 Hickory Hollow Drive S  
Jacksonville, FL 32225  
United States  
904-239-5305

**Payment Info:**

Credit Card: MasterCard  
Cheryl Graham  
\*\*\*\*\*9314  
Exp: 02/2026

**Shipping Method:**

Free Shipping (2-8 business day delivery)

**Order Details:**

Code	Item	Qty	Price	Grand Total
PBC578	PickleballCentral Permanent Pickleball Net	2	\$149.99	\$299.98

Subtotal: \$299.98

State Tax: \$0.00

Shipping Cost: \$0.00


Grand Total: \$299.98

Thank you for shopping at [www.pickleballcentral.com](http://www.pickleballcentral.com)  
Visit us again at <http://www.pickleballcentral.com/>

Like us on Facebook

## Your refund for 2x Pickleball Nets - Attach to....

return@amazon.com

4/14/2021 8:25 PM 

To: ken12cher@comcast.net

Reply Forward Delete 



### Refund Confirmation

Hello kenneth,

We've issued your refund for the item below. Your return is now complete\*.

[View return & refund status](#)



2 x Pickleball Nets - Attach to...

**Refund total: \$239.98\*\***

Refund will appear on your Master Card in 3-5 business days.

\* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method.

\*\* [Learn more about refunds](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

Walmart

MAILED 100  
APPROVAL & COMMENT  
BY A-1108063071  
CIVIL SERVICE A  
AID TO SPOUSAL MAINTENANCE  
SAC CHAIRMAN COORDINATOR  
PERMANENT RECORDS  
04/14/71

Hand to Smiley  
Play

RECORDED  
INDEXED  
MAY 1971

MAR 63-53

IC# 748 8195 1374 129 176

04/14/21 10:03:53  
CHRISTOPHER COPTON

Final Details for Order #112-9771614-6787438

Print this page for your records.

**Order Placed:** April 15, 2021

**Amazon.com order number:** 112-9771614-6787438

**Order Total:** \$146.97

**Shipped on April 18, 2021**

**Items Ordered**

**Price**

1 of: *Sunnyglade 9' Patio Umbrella Outdoor Table Umbrella with 8 Sturdy Ribs (Dark Green)* \$48.99

Sold by: Sunnyglade ([seller profile](#))

Condition: New

**Shipping Address:**

Cheryl Graham - Riverside Management Services  
264 HICKORY HOLLOW DR S  
JACKSONVILLE, FL 32225-3081  
United States

**Shipping Speed:**

Standard Shipping

**Shipped on April 19, 2021**

**Items Ordered**

**Price**

2 of: *Sunnyglade 9' Patio Umbrella Outdoor Table Umbrella with 8 Sturdy Ribs (Dark Green)* \$48.99

Sold by: Sunnyglade ([seller profile](#))

Condition: New

**Shipping Address:**

Cheryl Graham - Riverside Management Services  
264 HICKORY HOLLOW DR S  
JACKSONVILLE, FL 32225-3081  
United States

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

MasterCard | Last digits: 9314  
Reference number: 1231

Item(s) Subtotal: \$146.97  
Shipping & Handling: \$0.00  
-----

**Billing address**

Cheryl Graham - Riverside Management Services  
264 HICKORY HOLLOW DR S  
JACKSONVILLE, FL 32225-3081  
United States

Total before tax: \$146.97  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$146.97**

**Credit Card transactions**

MasterCard ending in 9314: April 19, 2021:\$146.97

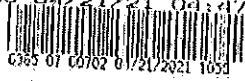
To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates



12271 ATLANTIC BLVD  
 NEW BRUNSWICK, NJ 07102 (201) 839-1000  
 (201) 839-1000 FAX (201) 839-1000  
 1000 ATLANTIC BLVD NEW BRUNSWICK, NJ 07102  
 (201) 839-1000 FAX (201) 839-1000  
 1000 ATLANTIC BLVD NEW BRUNSWICK, NJ 07102  
 (201) 839-1000 FAX (201) 839-1000

6865 05/21/21 04:47 PM



RENEWAL POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
1 90 07/20/2021

### berührenden Körper

USER ID: H99 126058 121600  
PASSWORD: 21221 121603

Entiles must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.



How does  
get more done.

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00009 02130 04/29/21 11:47 AM  
SALE CASHIER GRAZYNA

016963673076 WIRELESS PLU <A> 24.97N  
WIRELESS PLUG-IN DOORBELL KIT WITH 1  
073257132428 TRASH BAGS <A> 18.97N  
HUSKY 42G CONTRACTOR TRASHBAG 32PK

SUBTOTAL 43.94  
SALES TAX 0.00

TAX EXEMPT TOTAL \$43.94

XXXXXXXXXXXX9269 HOME DEPOT USD\$ 43.94  
AUTH CODE 029434/3096370 TA

GOVERNMENTAL MANAGEME  
WALKER MICHAEL R  
Chip Read  
AID A0000000049999D8400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

2021 PRO XTRA SPEND 04/28: \$24,590.95

INCLUDES:  
Pro Xtra Paint 2021 Savings \$10.19

As of 04/29/2021 your Paint Rewards  
level is Bronze; Spend 1234.10 more in  
qualifying paint purchases to earn  
Silver (15.0% off) on select paint  
items.

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
homedepot.com/financeoptions.

6365 04/29/21 11:47 AM



6365 09 02130 04/29/2021 4793

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 11 365 04/29/2022



**How doers  
get more done.**

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00051 64405 05/04/21 09:42 AM  
SALE CASHIER DEBORAH

030699431342 5/16" ANSH <A> 2.98N  
ANCHOR SHACKLE 5/16 GALVANIZED

SUBTOTAL 2.98  
SALES TAX 0.00

TAX EXEMPT

XXXXXXXXXXXX9269 HOME DEPOT TOTAL \$2.98

AUTH CODE 004047/8510009 USD\$ 2.98 TA

GOVERNMENTAL MANAGEME

WALKER MICHAEL R

Chip Read

AID A0000000049999D8400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

2021 PRO XTRA SPEND 05/03: \$25,569.20

INCLUDES:

Pro Xtra Paint 2021 Savings \$10.19

As of 05/04/2021 your Paint Rewards level is Bronze; Spend 1171.68 more in qualifying paint purchases to earn Silver (15.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to [homedepot.com/financeoptions](http://homedepot.com/financeoptions).

6365 05/04/21 09:42 AM



6365 51 64405 05/04/2021 6576

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 11 365 05/04/2022



**How doers  
get more done.**

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00051 68596 05/06/21 09:55 AM  
SALE CASHIER ELDRED

079567490029 WD-40 80Z <A> 4.70N

WD-40 80Z MP LUBE & PENETRANT

693690564145 ES60A19DL4PK <A> 9.48N

ECS 8.5W(60W) A19 DL DIM ES LEO 4PK

075919000205 DAMPRID RFL <A>

DAMPRID FRESH SCENT REFILL 420Z

204.17 8.34N

SUBTOTAL 22.52

SALES TAX 0.00

TAX EXEMPT

XXXXXXXXXXXX9269 HOME DEPOT TOTAL \$22.52

AUTH CODE 006250/6510199 USD\$ 22.52 TA

GOVERNMENTAL MANAGEME

WALKER MICHAEL R

Chip Read

AID A0000000049999D8400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

2021 PRO XTRA SPEND 05/05: \$26,682.05

INCLUDES:

Pro Xtra Paint 2021 Savings \$10.19

As of 05/06/2021 your Paint Rewards level is Bronze; Spend 1137.38 more in qualifying paint purchases to earn Silver (15.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to [homedepot.com/financeoptions](http://homedepot.com/financeoptions).

6365 05/06/21 09:55 AM



RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 11 365 05/06/2022



# Customer Receipt

5/06/2021, 11:10 AM EDT

Sales Person SLK0XMJ

Store Phone # (804) 220-0822

Store # 6365

Location 12721 ATLANTIC BLVD, JACKSONVILLE, FL 32226

## Customer Information

JACKSONVILLE

JACKSONVILLE, FL 32267



Order # H6365-212821

Receipt # 6365 00097 48641

PO / Job Name riverside



Carryout



Runner Name  
FREDDY

Item Description

Model #

SKU #

Unit Price

Qty

Subtotal

3M 1 in. x 1.52 yds. Permanent Double Sided  
Indoor Mounting Tape

WL

135798

\$4.27 / each

1

\$4.27

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

## Payment Method

The Home Depot 9289

Charged \$160.78

Subtotal	\$160.78
Discounts	-\$0.00
Sales Tax	\$0.00
Order Total	\$160.78

Take a short survey for a chance TO WIN A \$5,000 Home Depot Gift Card. Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. No Purchase necessary. See complete rules on [www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: GVMG 103930 87668

Password: 21256 97571



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 2

Customer Name: WYNNFIELD LAKES ASSOCIATION INC

Account #: 0836681178

Cycle: 18

Bill Date: 05/19/21

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12510 DIAMOND SPRINGS DR

Service Period: 04/20/21 - 05/18/21 Reading Date: 05/18/2021

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83716125	28	184	Regular	1	0 GAL

Basic Monthly Charge \$ 31.50

City of Jacksonville Franchise Fee 0.95

Public Service Tax 3.25

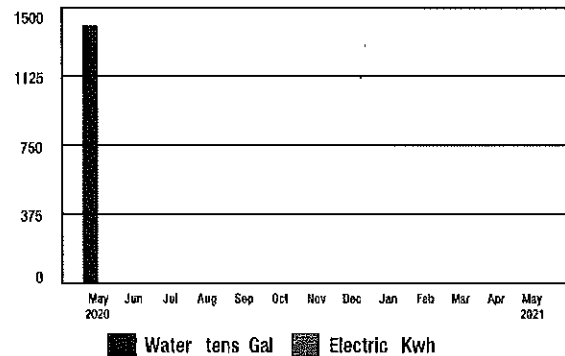
**TOTAL CURRENT IRRIGATION CHARGES \$ 35.70**

**TOTAL NEW CHARGES..... \$ 35.70**



JEA's Annual Water Quality report for 2020 will soon be available at [jea.com/WQR2020](http://jea.com/WQR2020). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	14,000			0

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$35.70	-\$35.70	\$0.00	\$35.70	\$35.70

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. ➔



☐ Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐ Check here for telephone/mail address correction and fill in on reverse side.

Acc#: 0836681178

Bill Date: 05/19/21

Do not pay. AutoPay will process your payment on 06/10/21.

# 0001066

I=00000000



WYNNFIELD LAKES ASSOCIATION INC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

1/1 318618/3647692 0001066 1 I=0000000000

## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—**Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

**Please review your billing statement.** Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:

# Wynnfield Lakes

## Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15<sup>th</sup>

Month: June-21

Amount per each: \$70.00

**320.57200.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

# Wynnfield Lakes

## Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15<sup>th</sup>

Month: June-21

Amount per each: \$42.00

**320.57200.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Bradley and Phuong Dickinson V#191

12201 Emerald Green Court

Jacksonville, FL 32246





Adam W. Herbert  
University Center

Adam W. Herbert University Center  
12000 Alumni Drive  
Jacksonville FL 32224-2678  
Director: George Androuin

Office: (904) 620-4222 / Fax: (904) 620-4223

## Invoice

**User**

Courtney Hogge  
Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
USA

**Invoice Number: UC17981**

Invoice Date: 5/20/2021  
Due Date: 6/19/2021  
Event Name: Wynnfield Lakes  
Reservation No.: 120750  
Phone: 904-940-5850 x 400  
Fax: 904-940-5899  
Email Address: chogge@gmsnf.com  
Event Coordinator: Brian Blakeslee

**Bookings / Details**

Quantity Price Amount

**Wednesday, May 19, 2021**

**6:00 PM - 8:30 PM Wynnfield Lakes (Confirmed w/Authorization) Room**  
**1090 - KI Furniture, Inc. Seminar Room**

Room Charge: (\$180.00 per Half Day)

1 \$180.00 \$180.00

UC - Audiovisual:

Telephone (Conference)

1 \$35.00 \$35.00

UC - Setup Notes:

Conference for 6 at front and Theater seating for 9 in the rest of the room

Room Charge \$180.00

UC - Audiovisual \$35.00

Subtotal \$215.00

Grand Total \$215.00

If payment is made by check, please include the reservation number, make check payable to "University of North Florida" and submit payment to the address listed below:

University of North Florida  
Adam W. Herbert University Center  
12000 Alumni Drive  
Jacksonville, FL 32224-2678

Please feel free to call us at (904) 620-4222 if we can be of any further assistance. Thank you again for choosing the Herbert University Center.



## INVOICE

INVOICE #	INVOICE DATE
JAX 221643	5/1/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Wynnfield Lakes CDD

**Invoice Due Date:** May 31, 2021

**Invoice Amount:** \$4,158.63

Description	Current Amount
Monthly Landscape Maintenance May 2021	\$4,158.63

**Invoice Total** **\$4,158.63**

WYNNFIELD LAKES

**APPROVED FOR PROCESSING**

Account: 1-320-57200-46100

Approved by: C. Graham

Date: 5-14-21

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**

LANDSCAPE MAINTENANCE

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Property Name:** Wynnfield Lakes CDD

**INVOICE**

INVOICE #	INVOICE DATE
JAX 219552	5/3/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 2, 2021

**Invoice Amount:** \$677.00

Description	Current Amount
February Irrigation repairs Irrigation Repairs	\$677.00

**Invoice Total** \$677.00

*Proposal dated 2/11/21  
Attached for Detail  
eg*

*Wynnfield Lakes*

**APPROVED FOR PROCESSING**  
Riverside Management Services, Inc.  
Account: 1-320-57200-43400  
Approved by: C. G. L. L.  
Date: 5-6-21

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



PG 2 OF 2

CLIENT



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 219553	5/3/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Wynnfield Lakes CDD

**Invoice Due Date:** June 2, 2021

**Invoice Amount:** \$650.00

Description	Current Amount
Valve location and troubleshooting Irrigation Repairs	\$650.00

**Invoice Total** \$650.00

*Proposal Dated 2/11/21 -  
Attached For Detail  
cg*

*Wynnfield Lakes*  
**APPROVED FOR PROCESSING**  
Riverside Management Services, Inc.  
Account: 1-320-572400-43400  
Approved by: *cg*  
Date: 5-6-21

**Should you have any questions or inquiries please call (386) 437-6211.**



CLIENT

**YELLOWSTONE****INVOICE**

INVOICE #	INVOICE DATE
JAX 219554	5/3/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Wynnfield Lakes CDD

**Invoice Due Date:** June 2, 2021

**Invoice Amount:** \$720.00

Description	Current Amount
Tree Drop at 12220 Drop 1 large pine tree debris to be left inside the preserve area. Cut back 4 overhanging limbs. Misc Service	\$720.00

*Note: Dead Pine - Hazardous for  
Area at 12220, Linden Tree Ct.  
Home of M/M ONG*

**Invoice Total** \$720.00

*TREE WAS IN PRESERVE - HAD TO DROP & LEAVE WHERE IT FELL.*

*Proposal # 116645*

*Wynnfield Lakes*  
**APPROVED FOR PROCESSING**  
Riverside Management Services, Inc.  
Account: *1-320-57200-46101*  
Approved by: *Cyran*  
Date: *5-6-21*

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

Proposal #116645

Date: 03/11/2021

From: William Dean

Proposal For

Location

Wynnfield Lakes CDD

c/o Governmental Management Services,  
LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

main:  
mobile:  
ppowers@gmsnf.com

12319 Wynnfield Lakes Dr  
Jacksonville, FL 32246

Property Name: Wynnfield Lakes CDD

Tree Drop at 12220

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Arbor Labor	8.00	\$720.00

Client Notes

Drop 1 large pine tree debris to be left inside the preserve area. Cut back 4 overhanging limbs.

Signature

x

*Cheryl Graham*

SUBTOTAL	\$720.00
SALES TAX	\$0.00
TOTAL	\$720.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: Cheryl Graham

Title: Operations Manager

Date: 3-29-21

Assigned To

William Dean

Office:

wdean@yellowstonelandscape.com

SERVICES Billed

on invoice J4219554



**YELLOWSTONE**

LANDSCAPE

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Property Name:** Wynnfield Lakes CDD

**INVOICE**

INVOICE #	INVOICE DATE
JAX 219555	5/3/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 2, 2021

**Invoice Amount:** \$1,912.20

Description	Current Amount
Irrigation Pump Repair	
Misc Service	\$1,912.20

**Invoice Total** \$1,912.20

*Wynnfield Lakes*

**APPROVED FOR PROCESSING**

Riverside Management Services, Inc.

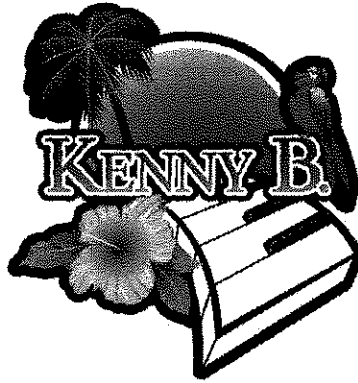
Account: 1-320-57200-43400

Approved by: cgatan

Date: 5-6-21

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



2/18

320 572 494.000

April 28, 2021

**Invoice #06262021**

Bill To: Wynnfield Lakes CDD  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

Taylor Wright, Facility Manager  
[WLmanager@gmsnf.com](mailto:WLmanager@gmsnf.com)

Date of Service: June 26, 2021 (Saturday)

Wynnfield Lakes CDD  
11 am - 2 pm

Amount Due: \$300.00  
(Net 7 from date of service)

Payable To: Kenneth Baxley  
Mailing: 118 Minwill Cir  
Georgetown, FL 32139

send check  
to Taylor Wright

# Kenny B

KEYBOARDIST/SINGER

kennyblive@gmail.com

118 Minwill Cir. • Georgetown, FL 32139 • 904-347-6628

## ENTERTAINMENT CONTRACT

This Contract constitutes a legal and binding agreement between

Ken Baxley (hereafter called Kenny B.) and

Wynnfield Lakes CDD/Taylor

12319 Wynnfield Lakes Dr.

Jacksonville FL 32246

(hereafter called the Contractor)

KENNY B. is to provide his normal Entertainment services from

11am to 2 pm on June 26, 2021

at 12319 Wynnfield

Jacksonville FL 32246

KENNY B. will receive \$300.00

for these services, including a

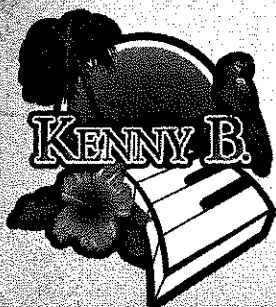
NON- REFUNDABLE deposit of \$0.

The balance of the Fee will be paid before the start of the engagement on the agreed date. Any additional performing time will be \$250.00 per hour. If other arrangements have not been made, failure to pay the agreed balance on the night of the performance will result in \$100.00 late fee. Any cancellations MUST be made within 14 days of the agreed date, in writing.

Default by KENNY B. to supply any of the services agreed to will entitle the contractor to a refund for the cost of those services not rendered. KENNY B. will not be liable for any delays or cancellations due to accidents, adverse weather conditions, power failures, customer error, or acts of God. Any failure to comply with these guidelines will make the Contractor liable for the full contract amount.

In the event that Kenny B's equipment must be moved for any reason (such as bad weather), the first move is free. Any additional moving of the equipment will cost the contractor \$50 and will take approximately thirty minutes per move, and will take away from the contracted performance time. Kenny B. will be available for performing only during the contracted time listed above unless other arrangements are made.

Please keep a copy of this agreement for your records and sign and return a copy with your deposit.



x Taylor Wright  
Contractor

Approved 5/13/2021  
Date

Work #904-565-9385/ c 914-64

E-mail WLManager@gmsnf.com



## COMMERCIAL GENERAL LIABILITY COVERAGE PART CERTIFICATE PAGE

IT IS AGREED THAT THIS CERTIFICATE IS ISSUED TO THE CERTIFICATE HOLDER LISTED BELOW TO CERTIFY COVERAGE UNDER THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY LISTED BELOW.

**INSURANCE COMPANY:** Great American E&S Insurance Company  
**NAMED INSURED:** Outdoor Recreations Insurance Program - Risk Purchasing Group  
**CERTIFICATE HOLDER:** Kenneth Baxley, DBA Kenny B Live  
**ADDRESS:** 118 Minwill Cir, Georgetown, FL 32139  
**POLICY PERIOD:** 01/22/2021 TO 01/22/2022 12:01 A.M. STANDARD TIME AT YOUR ADDRESS SHOWN.

**POLICY NUMBER:**  
PL2666444  
**CERTIFICATE NUMBER:**  
CEPA55435

### LIMITS OF INSURANCE

General Aggregate Limit (Other Than Products-Completed Operations)	\$	2,000,000	
Products-Completed Operations Aggregate Limit	\$	2,000,000	
Personal and Advertising Injury Limit	\$	1,000,000	
Each Occurrence Limit	\$	1,000,000	
Damage to Premises Rented To You Limit	\$	300,000	Any One Premises
Medical Expense Limit	\$	5,000	Any One Person

### ADDITIONAL COVERAGE OPTIONS – Coverage Applies When Checked

- ☐ AES3207 04/11 Additional Insured - Blanket  
☐ CG2026 04/13 Additional Insured – Designated Person or Organization  
☐ CG2011 04/13 Additional Insured – Managers or Lessors of Premises  
☐ CG9012 02/16 Hired Auto and Non-Owned Auto Liability

**FORMS AND ENDORSEMENTS** applicable to all Coverage Parts and made part of this Policy at time of issue are listed on the attached Forms and Endorsements Schedule IL 88 01 (11/85).

**TYPE OF BUSINESS:** ☒ Individual ☐ Corporation ☐ Partnership ☐ LLC ☐ Other:

<b>PREMIUM:</b>	\$150.00	<b>POLICY DEDUCTIBLE:</b> N/A
<b>ORIP FEE:</b>	\$49.00	
<b>Florida Tax:</b>	\$9.83	
<b>FSLSO Fee:</b>	\$0.12	
<b>TOTAL COST:</b>	\$208.95 (100% Earned/Non-Refundable)	

**BUSINESS DESCRIPTION:** Musician/Band

### Mandatory Forms and Endorsement

<input checked="" type="checkbox"/>	EA001	Commercial General Liability Coverage Part Certificate Page
<input checked="" type="checkbox"/>	CG0001 04/13	Commercial General Liability Coverage Part
<input checked="" type="checkbox"/>	IL0017 11/98	Common Policy Conditions
<input checked="" type="checkbox"/>	ESM3005 10/15	Common Policy Conditions Amendment
<input checked="" type="checkbox"/>	AES3004 05/01	Amendment – Premium Audit Condition
<input checked="" type="checkbox"/>	CG9161 07/19	Risk Purchasing Group Endorsement
<input checked="" type="checkbox"/>	AES3013 04/11	Deductible Liability Insurance
<input checked="" type="checkbox"/>	AES3012 08/11	General Service of Suit Endorsement (Not Applicable in Delaware or Pennsylvania)
<input checked="" type="checkbox"/>	IL7268 09/09	In Witness Clause
<input checked="" type="checkbox"/>	CG2144 04/17	Limitation of Coverage – Designated Premises, Project or Operation
<input checked="" type="checkbox"/>	IL7324 08/12	Economic and Trade Sanctions Clause
<input checked="" type="checkbox"/>	CG2107 05/14	Exclusion – Access or Disclosure of Confidential or Personal Information and Data-Related Liability – Limited Bodily Injury Exception Not Included
<input checked="" type="checkbox"/>	ESG3286 02/17	Drug Liability Exclusion
<input checked="" type="checkbox"/>	ESG3287 02/17	Total Liquor Liability Exclusion
<input checked="" type="checkbox"/>	CG8481 08/14	Exclusion – Organic Pathogens
<input checked="" type="checkbox"/>	CG9029 05/16	Exclusion of Claims and Suits Alleging Infringement of Intellectual Property or Unfair Competition

<input checked="" type="checkbox"/>	ESG1010 08/16	Exclusion – Aircraft Products and Grounding Liability
<input checked="" type="checkbox"/>	IL7069 03/16	Exclusion - Asbestos
<input checked="" type="checkbox"/>	CG8479 01/10	Exclusion – Assault and Battery
<input checked="" type="checkbox"/>	CG2101 12/19	Exclusion – Athletics or Sports Participants
<input checked="" type="checkbox"/>	ESG3229 06/15	Exclusion – Employers Liability
<input checked="" type="checkbox"/>	CG2147 12/07	Exclusion – Employment Related Practices
<input checked="" type="checkbox"/>	CG7794 07/98	Exclusion – Liability Arising Out of Lead
<input checked="" type="checkbox"/>	ESG1007 06/15	Exclusion – Metal, Gas, Fumes and Metal By-Product
<input checked="" type="checkbox"/>	IL0021 09/08	Exclusion – Nuclear Energy Liability Exclusion (Broad Form)
<input checked="" type="checkbox"/>	CG8366 06/05	Exclusion – Nuclear, Biological, or Chemical
<input checked="" type="checkbox"/>	ESG1001 09/13	Exclusion – Pre-Existing Damage
<input checked="" type="checkbox"/>	ESG3077 11/16	Exclusion – Professional Liability Errors and Omissions
<input checked="" type="checkbox"/>	CG8361 02/05	Exclusion – Silica or Related Dust
<input checked="" type="checkbox"/>	CG2149 09/99	Exclusion – Total Pollution
<input checked="" type="checkbox"/>	ESG1011 09/16	Exclusion – Unmanned Aircraft Personal and Advertising Injury Liability
<input checked="" type="checkbox"/>	ILSN 05/08	Surplus Lines Notification - Illinois
<input checked="" type="checkbox"/>	IL7368 04/15	Disclosure Pursuant to Terrorism Risk Insurance Act
<input checked="" type="checkbox"/>	CG2171 01/15	Exclusion of Other Acts of Terrorism Committed Outside The United States Cap on Losses from Certified Acts of Terrorism
<input checked="" type="checkbox"/>	CG2176 01/15	Exclusion – Punitive Damages Related to a Certified Act of Terrorism
<input checked="" type="checkbox"/>	CG2187 01/15	Conditional exclusion of Terrorism (Relating to disposition of Federal Terrorism risk Insurance Act)
<input checked="" type="checkbox"/>	AES 3020 05/01	Exclusion - Weapons
<input checked="" type="checkbox"/>	ESG 1004 04/15	Exclusion — Designated Operations, Product, or Work

THIS INSURANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS, INCLUDING APPLICABLE ENDORSEMENTS, OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY. A COPY OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY ACCOMPANIES THIS CERTIFICATE. ADDITIONAL COPIES WILL BE PROVIDED TO THE CERTIFICATE HOLDER UPON REQUEST. PLEASE READ THE POLICY AND ALL ENDORSEMENTS.

#### CLAIMS/INCIDENTS REPORTING

Full detail of any incident should be submitted via the customer dashboard. Questions can be sent via email to [CLAIMS@VOPINS.COM](mailto:CLAIMS@VOPINS.COM) or by letter to Insurance Canopy, PO Box 34833, North Chesterfield, VA 23234.

**NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING**

#### Program Administrator:

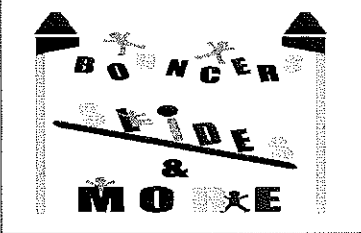

Insurance Canopy  
PO Box 34833  
North Chesterfield, VA 23234  
(844) 520-6993  
[info@Insurancecanopy.com](mailto:info@Insurancecanopy.com)

#### ADMINISTRATOR SIGNATURE:




Florida

This insurance is issued pursuant to the Florida Surplus Lines Law. Persons insured by surplus lines carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer.  
Surplus Lines Agent Chris Van Leeuwen #P179419 260 South 2500 West, Suite

		<b>Bouncers, Slides, and More Inc.</b> 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> Date: June 26th, 2021 Invoice No.: 06262021.01		
<u>Name / Address</u> Attn: Taylor Wright Wynnfield Lakes 12319 Wynnfield Lakes Dr. Jacksonville, FL 32246 wlmanager@gmsnf.co		<b>Additional Details:</b> <div style="text-align: right; font-style: italic;">         6/26/21 event          32 572 494       </div>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	XL Slide	1	\$450.00			
2	Large Slide	1	\$350.00			
3	Large wet Combo	1	\$295.00			
4	Outdoor Soccer kick	1	\$225.00			
5	Generators	2	\$160.00			
6	Staff	4	\$240.00			
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Comments:</b>  Approved 5/11/2021		<b>Subtotal</b>				\$1,200.00
		<b>Sales Tax (0.0%)</b>				n/a
		<b>Total</b>				\$1,200.00

320 572 494.00

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

June 8, 2021

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial #	21-03812D	PO/File #	\$106.63
			Amount Due
Notice of Special Meeting			

Amount Paid

Wynnfield Lakes Community Development District

\$106.63

Payment Due

Case Number

Publication Dates 6/8

County Duval

*Payment is due before the  
Proof of Publication is released.*

310 513 480

*For your convenience, you  
may remit payment at [https://www.  
jaxdailyrecord.com/send-payment](https://www.jaxdailyrecord.com/send-payment).*

**Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)**

**TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.**

**Preliminary Proof Of Legal Notice**  
*(This is not a proof of publication.)*

*Please read copy of this advertisement and advise us of any necessary corrections before further publications.*

**WYNNFIELD LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL  
MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnfield Lakes Community Development District ("District") will hold a special meeting ("Meeting") on Wednesday, June 16, 2021 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224, for the purpose of discussing a request for proposals for operations and facility management services. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.WynnfieldLakesCDD.com](http://www.WynnfieldLakesCDD.com) at least seven days prior to the meeting.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager

Jun. 8                      00 (21-03812D)



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 514**Invoice Date:** 6/1/21**Due Date:** 6/1/21**Case:****P.O. Number:****Bill To:**

Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

310 513

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021 340		3,948.83	3,948.83
Information Technology - June 2021 351		83.33	83.33
Dissemination Agent Services - June 2021 316		91.67	91.67
Office Supplies 510		8.63	8.63
Postage 420		2.00	2.00
Copies 425		156.75	156.75
Telephone 410		128.25	128.25

**Total** \$4,419.46**Payments/Credits** \$0.00**Balance Due** \$4,419.46

**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 515  
Invoice Date: 6/1/21  
Due Date: 6/1/21  
Case:  
P.O. Number:

**Bill To:**  
Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2021 320.572,3440		1,856.58	1,856.58

**Total** \$1,856.58

**Payments/Credits** \$0.00

**Balance Due** \$1,856.58

6-7-21  
OK

## Reimbursement Request

**Date:** 6-2-21

**Requested By:**

257 001  
Cheryl Graham  
264 Hickory Hollow Drive, South  
Jacksonville, FL 32225

**District:** Wynnfield Lakes CDD

**Amount:** \$ 21.49

**Description:**

One (1) Brushed Chrome finish paper towel holder for use in the fitness center.

320 572 46600



## Final Details for Order #112-1038006-8302647

[Print this page for your records.](#)

**Order Placed:** May 26, 2021

**Amazon.com order number:** 112-1038006-8302647

**Order Total:** \$21.49

**Shipped on May 28, 2021**

### Items Ordered

1 of: *mDesign Metal Wall Mount Paper Towel Holder & Dispenser, Mounts to Walls or Under Cabinets - for Kitchen, Pantry, Utility Room, Laundry and Garage Storage - Holds Jumbo Rolls - Brushed Stainless Steel* **Price** \$19.99

Sold by: MetroDecor ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

### Shipping Address:

Cheryl Graham - Riverside Management Services  
264 HICKORY HOLLOW DR S  
JACKSONVILLE, FL 32225-3081  
United States

### Shipping Speed:

FREE Prime Delivery

## Payment information

### Payment Method:

Visa | Last digits: 4769

Item(s) Subtotal: \$19.99

Shipping & Handling: \$0.00

-----

Total before tax: \$19.99

Estimated tax to be collected: \$1.50

-----

**Grand Total: \$21.49**

### Billing address

Kenneth Graham  
264 HICKORY HOLLOW DR S  
JACKSONVILLE, FLORIDA 32225-3081  
United States

### Credit Card transactions

Visa ending in 4769: May 28, 2021: \$21.49

To view the status of your order, return to [Order Summary](#).



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 3

Customer Name: WYNNFIELD LAKES CDD

Account #: 2523678745

Cycle: 18

Bill Date: 05/19/21

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$ 43000	1,092.65
Irrigation .....	43001	1,309.42
Sewer .....		232.17
Water .....		84.17

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 2,718.41



If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut your cooling costs by 30%.



JEA's Annual Water Quality report for 2020 will soon be available at [jea.com/WQR2020](http://jea.com/WQR2020). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

Do not pay. AutoPay will process your payment on 06/10/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,357.90	-\$1,357.90	\$0.00	\$2,718.41	\$2,718.41

**WE APPRECIATE  
YOUR BUSINESS**

Additional information on reverse side. ➔



☐ Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.



Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 2523678745

Bill Date: 05/19/21

Do not pay. AutoPay will process your payment on 06/10/21.

# 0003242

I=00000000



WYNNFIELD LAKES CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

1/1 318618/3847592 0003242 1 I=0000000000

## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 – \$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—**Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

**Please review your billing statement.** Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgals or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: WYNNFIELD LAKES CDD

Account #: 2523678745

Cycle: 18

Bill Date: 05/19/21

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 04/21/21 - 05/19/21 Reading Date: 05/19/2021

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22508695	28	35415	Regular	1	9249 KWH
22508695	28	23.14	Regular	1	23.14 KW
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					596.28
Fuel Cost					300.59
Environmental Charge					5.73
City of Jacksonville Franchise Fee					27.36
Gross Receipts Tax					24.08
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 963.29</b>

\$253.33 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 04/20/21 - 05/18/21 Reading Date: 05/18/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
74759726	28	29686	Regular	2	272000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,021.67
Environmental Charge					100.64
City of Jacksonville Franchise Fee					38.14
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,309.42</b>

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 04/20/21 - 05/18/21 Reading Date: 05/18/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	28	677	Regular	1	27000 GAL
Basic Monthly Charge					\$ 52.88
Sewer Usage Charge					162.54
Environmental Charge					9.99
City of Jacksonville Franchise Fee					6.76
<b>TOTAL CURRENT SEWER CHARGES</b>					<b>\$ 232.17</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 04/20/21 - 05/18/21 Reading Date: 05/18/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	28	677	Regular	1	27000 GAL
Basic Monthly Charge					\$ 31.50
Water Consumption Charge					40.23
Environmental Charge					9.99
City of Jacksonville Franchise Fee					2.45
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 84.17</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

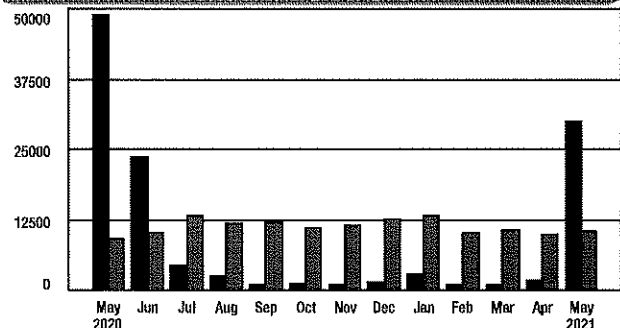
Service Period: 04/21/21 - 05/19/21 Reading Date: 05/19/2021

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24081122	28	10195	Regular	1	1160 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					74.79
Fuel Cost					37.70
Environmental Charge					0.72
City of Jacksonville Franchise Fee					3.67
Gross Receipts Tax					3.23
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 129.36</b>

\$31.77 of Fuel Cost is Tax Exempt

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	8,973	9,813	10,408	371
Total Gallons used	489,000	16,000	299,000	10,678

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

**Invoice #:** 308  
**Invoice Date:** 6/1/2021  
**Due Date:** 6/1/2021  
**Case:**  
**P.O. Number:**

Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

6-7-21  
CJ



**Riverside Management Services, Inc.**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 390  
Invoice Date: 6/3/2021  
Due Date: 6/3/2021  
Case:  
P.O. Number:

**Bill To:**  
Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - April 2021		520.00	520.00
Repairs + Replacement 320.57200.46601			
<b>Total</b>			<b>\$520.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$520.00</b>

6-7-21  
CA

**Riverside Management Services, Inc.**

**9655 Florida Mining Blvd, W, Bldg. 300, Suite 305, Jacksonville, Florida 32257**

**Service Detail**

**Bill To:** Wynnfield Lakes CDD

**Invoice Date:** 5/24/21

**Due Date:** Upon Receipt

**Amount Due:** \$ 520.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
4/22/21	Pressure washed pool deck furniture surfaces	\$ 520.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

**TOTAL AMOUNT DUE:**

**\$ 520.00**

Should you have any questions, please contact Rich Whetsel @ (904) 759-8923  
or [rwhetsel@gmsnf.com](mailto:rwhetsel@gmsnf.com)

**Remit Payment**

**Riverside Management Services, Inc**

9855 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

**Invoice**

Invoice #: 391

Invoice Date: 6/7/2021

Due Date: 6/7/2021

Case:

P.O. Number:

**Bill To:**

Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Deck Monitor through May 2021	121.67	15.00	1,825.05
320.57200.46700			

**Total** \$1,825.05**Payments/Credits** \$0.00**Balance Due** \$1,825.05

6-7-21  
QAA

**WYNNFIELD LAKES FACILITY DECK MONITORS**  
**INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
121.67	DECK MONITOR	\$ 15.00	\$1,825.05
	Covers May 2021		
	Facility Attendants #320-572-467		
	TOTAL DUE:		<u>\$1,825.05</u>

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT  
DECK MONITOR BILLABLE HOURS, MAY 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/21	7.98	J.S.	Deck Monitor
5/2/21	8	I.S.	Deck Monitor
5/7/21	6.5	C.H.	Deck Monitor
5/8/21	6	C.H.	Deck Monitor
5/9/21	8.13	S.T.	Deck Monitor
5/10/21	5	C.H.	Deck Monitor
5/11/21	5.02	C.H.	Deck Monitor
5/12/21	4	J.H.	Deck Monitor
5/14/21	4.5	C.H.	Deck Monitor & Movie
5/15/21	6.05	I.S.	Deck Monitor
5/16/21	8.02	I.S.	Deck Monitor
5/17/21	4.9	C.H.	Deck Monitor
5/18/21	4.92	C.H.	Deck Monitor
5/21/21	3.07	D.W.	Deck Monitor
5/22/21	7.75	D.W.	Deck Monitor
5/23/21	8.02	D.W.	Deck Monitor
5/29/21	8.02	J.H.	Deck Monitor
5/30/21	7.92	C.H.	Deck Monitor
5/31/21	7.87	C.H.	Deck Monitor
<b><u>TOTAL</u></b>	<b><u>121.67</u></b>		



**YELLOWSTONE**  
LANDSCAPES

## INVOICE

INVOICE #	INVOICE DATE
JAX 210191	4/1/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Wynnfield Lakes CDD

**Invoice Due Date:** May 1, 2021

**Invoice Amount:** \$4,158.63

Description	Current Amount
Monthly Landscape Maintenance April 2021	\$4,158.63

**Invoice Total** **\$4,158.63**

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
Account: 1-320-5720-46100 ✓  
Approved by: C. Quab  
Date: 6-10-21

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPES

## INVOICE

INVOICE #	INVOICE DATE
JAX 231799	6/15/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Wynnfield Lakes CDD

**Invoice Due Date:** July 15, 2021

**Invoice Amount:** \$4,158.63

Description	Current Amount
Monthly Landscape Maintenance June 2021	\$4,158.63

**Invoice Total** **\$4,158.63**

*Excelsior*

IN COMING LANDSCAPING

WYNNFIELD LAKES  
**APPROVED FOR PROCESSING**  
Account: 1-320-57200-46100  
Approved by: cgrohan  
Date: 6-10-21

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

## GIDDENS SECURITY CORPORATION

## Invoice

Lic# B0001267  
528 S. Edgewood Ave. Suite 1  
JACKSONVILLE, FL 32205

Date	Invoice #
6/15/2021	23462569

Bill To
Wynnfield Lakes CDD Riverside Management Services 9655 Florida Mining Blvd., Bldg. 300, Ste Jacksonville, FL 32257

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount						
77 3	Security Service 05/31/2021-06/13/2021 Holiday	15.76 23.64	1,213.52 70.92						
<p>WYNNFIELD LAKES APPROVED FOR PROCESSING Account: <u>1-320-57200-34500</u> Approved by: <u>C. Graham</u> Date: <u>6-15-21</u></p>									
<table><tr><td>Phone #</td><td>Fax #</td><td>E-mail</td></tr><tr><td>904-384-8071</td><td>904-389-9931</td><td>akoon@giddenssecurity.com</td></tr></table>		Phone #	Fax #	E-mail	904-384-8071	904-389-9931	akoon@giddenssecurity.com	<b>Total</b> \$1,284.44	
Phone #	Fax #	E-mail							
904-384-8071	904-389-9931	akoon@giddenssecurity.com							



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

June 18, 2021

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 W. Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 123175  
Billed through 05/31/2021

## Monthly Meeting

WYNNLK 00101 JLK

### FOR PROFESSIONAL SERVICES RENDERED

05/19/21 JLK Prepare for Board meeting; attend Board meeting.

Total fees for this matter \$756.00

### MATTER SUMMARY

TOTAL FEES \$756.00

**TOTAL CHARGES FOR THIS MATTER \$756.00**

### BILLING SUMMARY

TOTAL FEES \$756.00

**TOTAL CHARGES FOR THIS BILL \$756.00**

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 18, 2021

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 W. Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 123174  
Billed through 05/31/2021

## General Counsel

WYNNLK 00001 JLK

### FOR PROFESSIONAL SERVICES RENDERED

05/07/21	JLK	Research COVID liability bill, executive orders and work with FIA on recommendations for implementation and best practices.	0.10 hrs
05/20/21	JLK	Conference call with Board member regarding RMS options; conference call with RMS regarding staffing and review contract and confer with District manager regarding same.	0.80 hrs
05/21/21	JLK	Conference call with District manager regarding RFP process, budget considerations and related information; begin compiling RFP package, scope of services, job descriptions and related information for same; confer with Board member on same; review notice of termination and request extension on same; review existing contracts.	1.20 hrs
05/21/21	JLG	Draft license agreement for yoga instruction; draft Coastal Kicks Soccer agreement.	2.20 hrs
05/23/21	JLK	Draft RFP for amenity management services; draft yoga license agreement; draft soccer license agreement; confer with staff regarding provisions for same.	2.60 hrs
05/24/21	JLK	Review/draft and update RFP package for amenity operations; review/edit and update draft form of agreement; update scope of services and confer with staff on same; confer with Laughlin regarding same and review multiple correspondence from Board members and budget information/timeline; confer regarding meeting options.	2.20 hrs
05/24/21	JLG	Draft amenity center reservation/rental form and addendum regarding COVID assumption of risk; draft notice of public hearing for FY 2022 budget adoption.	1.60 hrs
05/25/21	JLK	Update/edit and make final dissemination of RFP; confer with District manager regarding status of review.	0.30 hrs
05/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
05/26/21	JLG	Draft FY 2022 budget appropriation resolution.	0.40 hrs
Total fees for this matter			\$2,947.00

**MATTER SUMMARY**

Gillis, Jennifer L. - Paralegal	4.20 hrs	155 /hr	\$651.00
Kilinski, Jennifer L.	8.20 hrs	280 /hr	\$2,296.00
TOTAL FEES			\$2,947.00
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$2,947.00</b>

**BILLING SUMMARY**

Gillis, Jennifer L. - Paralegal	4.20 hrs	155 /hr	\$651.00
Kilinski, Jennifer L.	8.20 hrs	280 /hr	\$2,296.00
TOTAL FEES			\$2,947.00
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$2,947.00</b>

**Please include the bill number with your payment.**



Adam W. Herbert  
University Center

Adam W. Herbert University Center  
12000 Alumni Drive  
Jacksonville FL 32224-2678  
Director: George Androuin

Office: (904) 620-4222 / Fax: (904) 620-4223

## Invoice

### User

Courtney Hogge  
Wynnfield Lakes CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
USA

### Invoice Number: UC18009

Invoice Date: 6/18/2021  
Due Date: 7/18/2021  
Event Name: Wynnfield Lakes  
Reservation No.: 126440  
Phone: 904-940-5850 x 400  
Fax: 904-940-5899  
Email Address: chogge@gmsnf.com  
Event Coordinator: Brian Blakeslee

### Bookings / Details

Quantity Price Amount

### Wednesday, June 16, 2021 ✓

#### 6:00 PM - 8:30 PM Wynnfield Lakes (Confirmed w/Authorization) Room 1090 - KI Furniture, Inc. Seminar Room

Room Charge: (\$180.00 per Half Day)

1 \$180.00 \$180.00

UC - Audiovisual:

Telephone (Conference)

1 \$35.00 \$35.00

UC - Setup Notes:

Conference for 6 at front and Theater seating for 9 in the rest of the room

Room Charge \$180.00

UC - Audiovisual \$35.00

Subtotal \$215.00

Grand Total \$215.00

Room Rental  
310 513 601

If payment is made by check, please include the reservation number, make check payable to "University of North Florida" and submit payment to the address listed below:

University of North Florida  
Adam W. Herbert University Center  
12000 Alumni Drive  
Jacksonville, FL 32224-2678

Please feel free to call us at (904) 620-4222 if we can be of any further assistance. Thank you again for choosing the Herbert University Center.



## INVOICE

INVOICE #	INVOICE DATE
JAX 233642	6/16/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Wynnfield Lakes CDD  
c/o Governmental Management Services, LLC  
475 West Town Pl  
Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Wynnfield Lakes CDD

**Invoice Due Date:** July 16, 2021

**Invoice Amount:** \$409.30

Description	Current Amount
Locate and repair valve failure zones 5,9 Irrigation Repairs	\$409.30

**Invoice Total** \$409.30

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
Account: 1-320-57200-43400  
Approved by: [Signature]  
Date: 6-17-21

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

## Hello Wynnefield Lakes Cdd,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 12319 WYNNFIELD LAKES DR, OFC, JACKSONVILLE, FL,  
32246-4241

Previous balance		\$307.57
EFT Payment - thank you	May 18	-\$307.57
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$286.05
Taxes, fees and other charges	Page 3	\$21.53
<b>New charges</b>		<b>\$307.58</b>

## Amount due

**\$307.58**

## Thanks for paying by Automatic Payment

Your electronic payment of \$307.58 will be applied on Jun 17, 2021.

## Need help?

Visit [business.comcast.com/help](http://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

320 572 41000

\$ 299.53 was charged

TV/Internet

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS141 NW 16TH ST  
POMPANO BEACH FL 33060-5250WYNNFIELD LAKES CDD  
ATTN JACKIE COMPTON  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number 8495 74 120 1711060

Automatic payment Jun 17, 2021

Please pay **\$307.58**

Electronic payment will be applied Jun 17, 2021

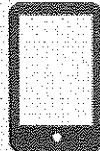
COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120171106000307587

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review  
at 877-564-0318.**

## Need help? We're here for you



### Visit us online

Get help and support at  
**business.comcast.com/help**



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing  
and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.  
Visit **business.comcast.com/learn/moving** to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit  
**business.comcast.com/myaccount**



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at **business.comcast.com/myaccount**



#### By App

Download the Comcast Business App



#### In-Store

Visit **business.comcast.com/servicecenter** to find a store near you

**Regular monthly charges \$286.05**

<b>Comcast Business services</b>	<b>\$214.80</b>
TV Standard Business Video	\$74.95
Business Internet 150 Includes \$155.00 Service Discount	\$94.95
Static IP - 1	\$19.95
Mobility Voice Line Business Voice Includes \$25.00 Service Discount	\$19.95
Voice Mail Service	\$5.00

<b>Equipment &amp; services</b>	<b>\$38.35</b>
TV Box + Remote	\$9.95
Service To Additional TV With TV Box And Remote	\$9.95
Equipment Fee Voice	\$18.45

<b>Service fees</b>	<b>\$32.90</b>
Broadcast TV Fee	\$19.45
Directory Listing Management Fee	\$2.00
Regional Sports Fee	\$8.45
Voice Network Investment	\$3.00

**Taxes, fees and other charges \$21.53**

<b>Other charges</b>	<b>\$2.04</b>
Federal Universal Service Fund	\$1.21
Regulatory Cost Recovery	\$0.83

<b>Taxes &amp; government fees</b>	<b>\$19.49</b>
State Communications Services Tax	\$10.55
Local Communications Services Tax	\$8.54
911 Fees	\$0.40

**What's included?**


**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)565-9385

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$180.00 this month with your service discounts.

**Additional information**

Starting May 1, 2021, the FCC Regulatory Fee will be increasing from \$0.07 to \$0.08. The FCC Regulatory Fee is part of the Regulatory Cost Recovery charge listed on your bill. To learn more about taxes and fees, please visit <https://business.comcast.com/help-and-support/billing/learn-more-about-price-changes-on-your-bill#taxes-surcharges-and-fees>.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Comcast Business has changed the Business Services Customer Terms and Conditions to (1) modify the notice address in Section 13.4, (2) update the Acceptable Use Policy, and (3) clarify the equipment requirement in Section 29.2 (Hospitality Video Services).



Account Number	Billing Date	Services From	Page
8495 74 120 1711060	May 26, 2021	Jun 04, 2021 to Jul 03, 2021	4 of 4

The distributor of Newsy will discontinue the channel as of June 30, 2021. If you have an X1 TV box, you can access Newsy content via the XUMO app. Just say "Newsy" into your X1 voice remote.

Effective October 24, 2021, Comcast Business Voice customers with certain area codes will be required to dial 10-digits for all outbound calls, including local calls. For more information and to view the list of area codes impacted by this change, please see Comcast's Help & Support page at: [business.comcast.com/help-and-support/voice/ten-digit-dialing](https://business.comcast.com/help-and-support/voice/ten-digit-dialing).

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

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# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

June 23, 2021

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial #	21-04211D	PO/File #		\$238.25
	Notice of Public Hearing etc; and Notice of Regular Board of Supervisors' Meeting			Amount Due
	310 513 480			Amount Paid
	Wynnfield Lakes Community Development District			\$238.25
				Payment Due

Case Number \_\_\_\_\_

Publication Dates 6/23,30 \_\_\_\_\_

County Duval \_\_\_\_\_

*Payment is due before the  
Proof of Publication is released.*

*For your convenience, you  
may remit payment at [https://www.  
jaxdailyrecord.com/send-payment](https://www.jaxdailyrecord.com/send-payment).*

**Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)**

**TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.**

**Preliminary Proof Of Legal Notice**  
**(This is not a proof of publication.)**

*Please read copy of this advertisement and advise us of any  
necessary corrections before further publications.*

**WYNNFIELD LAKES  
COMMUNITY**

**DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC  
HEARING TO CONSIDER  
THE ADOPTION OF THE  
FISCAL YEAR 2021/2022  
BUDGET; AND NOTICE  
OF REGULAR BOARD OF  
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Wynnfield Lakes Community Development District ("District") will hold a public hearing on July 21, 2021 at 6:00 p.m., at University of North Florida, University Center, 12000 Alumni Drive, Jacksonville, Florida 32224 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://wynnfieldlakescdd.net>.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager

Jun. 23/30 00 (21-04211D)

197  
Goose Masters of Northeast Florida, LLC  
8195 County Road 208  
St. Augustine, FL 32092  
(904) 806-0620



INVOICE # 180-0621  
DATE: June 25, 2021

BILL TO:	SHIP TO:	PO/CONTRACT #:
Governmental Management Services, LLC. 475 West Town Place, Suite 114 St. Augustine, FL 32092 <a href="mailto:cgraham@rmsnf.com">cgraham@rmsnf.com</a> Cheryl Graham	Wynnfield Lakes CDD Jacksonville, FL	

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Week Ending:	Goose Control Services		
06/05/21		\$265.00	\$265.00
06/12/21		\$265.00	\$265.00
06/19/21		\$265.00	\$265.00
06/26/21		\$265.00	\$265.00

June 21 - Goose Contr

**Thank you for your business!**

SUBTOTAL	\$1,060.00
SALES TAX	n/a
TOTAL DUE	\$1,060.00

If you have any questions regarding this invoice, please contact:  
Sharon Bennett  
(904) 612-7220 cell  
[sharon@goose-masters.com](mailto:sharon@goose-masters.com)

WYNNFIELD LAKES  
APPROVED FOR PROCESSING  
ccount: 1-320-57200-46802  
pproved by: signature  
ate: 6-25-21

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/12/21	00028	5/07/21	SPLASH P 202105 600-53800-60000 PARTIAL REM COMM POOL		*	16,443.50	
			TEMPOOL				16,443.50 000048
5/14/21	00029	1/14/21	6626 202101 600-53800-60000 SURVEILLANCE/MONITORG SYS		*	3,700.00	
			WEBWATCHDOGS				3,700.00 000049
6/18/21	00031	6/11/21	06112021 202106 600-53800-60000 FALLEN LIGHTS POOL AREA		*	936.00	
			DEVTEC ELECTRICAL SERVICES INC				936.00 000050
6/18/21	00030	5/10/21	2021-471 202106 600-53800-60000 PAINT AMENITIES CENTER		*	13,432.00	
			S AND C ALLEN CORP				13,432.00 000051
TOTAL FOR BANK B						34,511.50	
TOTAL FOR REGISTER						34,511.50	



1512 Millco Rd. Jacksonville, FL. 32225 Tel: (904) 724-8967 Fax: (904) 724 8155  
CPC # 1457065

May 7, 2021

Wynnfield Lakes  
12319 Windsor Lakes Drive  
Jacksonville, Florida 32246

Invoice for Partial Payment due before Plaster: \$16,443.50  
This includes Additional Work Order of \$3,000.00 for concrete form work and coping.  
Must receive before we can Plaster Pool

Respectfully,

Deborah Pate  
Office Manager

34 600 538 60000

"Help us help you"



1512 Millcoe Road, Jacksonville FL 32225 / Phone: (904) 724-8967 / Fax: (904) 724-8155

CPC # 1457065

Customer: Wynnfield Lakes Community  
Development District  
12319 Windsor Lakes Drive  
Jacksonville FL 32246

Home Ph: \_\_\_\_\_  
Mr Cell: Timi Wright- (914)450-2041  
Contact: Timi Wright  
Mrs Email: ops@rmsnf.com **OPS@RMSNF.COM**

Quantity	Services / Item Description	Cost
1	Drain & Secure / Pressure Wash / Bond Kote / Pressure Test	Included
1652	Cove Blue (Sunstone)	\$36,524.00
190	Tile-6x6- Cobalt - M6764PG- 6x6 Cobalt	\$4,750.00
14	Jets - Replace all- Comm Floor heads	\$2,800.00
5	Main Drain - Frame and grate - (3) 12x12 (2) 24x24 / Comm Main drain frame and Grate	\$1,098.00
190	Cap Tile - 2x6 - Cobalt Tile - CPT A4200 2x6 Mud Cap	\$4,750.00
190	Gutter Chip out /Prep - replace drains - elevation to meet code	\$3,800.00
Note;	Product is 5 year limited lifetime warranty for commercial pools.	
1	4 week start-up	INCLUDED

Start Week

March 28th 2021

TOTAL \$53,722.00

DOWN PAYMENT DUE UPON CONTRACT SIGNING \$37,441.50 *paid*

PARTIAL PAYMENT DUE BEFORE PLASTER \$11,856.25

FINAL WALKTHROUGH APPROVAL \$624.25

**PLEASE READ AND INITIAL THE FOLLOWING ITEMS:**

\_\_\_\_\_ Customer is aware of existing leaks: Yes \_\_\_\_\_ No \_\_\_\_\_

\_\_\_\_\_ Floorheads and spillways, if applicable, will not be installed until the final week of start-up. Pool equipment will run at a higher rate for 10 days after refill. Homeowner is responsible for the cost to refill pool upon completion.

\_\_\_\_\_ Chemical guidelines, provided and explained upon completion of the start-up process, must be followed for warranty fulfillment. Failure to do so may void the manufacturers warranty.

\_\_\_\_\_ Tempool will not be held liable or responsible for existing, or future cracks in concrete to include driveways.

\_\_\_\_\_ In the event of unexpected work required for proper completion of your project, an additional work order would be generated after an agreeable discussion and understanding of said work. Examples of such events are well points, electrical work (we are not electricians), extensive plumbing or concrete work.

Limited 5 Year Warranty from the manufacturer - CL Industries. A copy of the warranty will be provided upon receipt of final payment. Final payment is due within 7 calendar days of plaster completion. The use of the pool constitutes acceptance of the pool. Cementous finish materials are subject to natural variations in shade, color, and texture, Tempool reserves the right to cancel this contract or change the scheduled start date due to weather conditions, scheduling issues, or ground water levels. There is no warranty for any damaged, if applicable, landscape during the remodel. In the event payment is not made as set out in the above agreement, customer agrees to pay all costs of collection; including attorney fees and court costs. **\*THERE IS NO WARRANTY, EITHER WRITTEN OR IMPLIED, FOR EXISTING LEAKS. RESURFACING WILL NOT CORRECT ALL EXISTING LEAKS\***

*Paul Oxborrow*

Tempool Inc.

Date: 2/15/21

Homeowner

Date: \_\_\_\_\_

# WEBWATCHDOGS

## SURVEILLANCE CAMERA SYSTEMS

1 Hargrove Grade Suite 1A

Palm Coast, FL 32137

(386) 957-9339

(866) 896-9055 Fax

www.WebWatchdogs.net

WebWatchdogs@gmail.com

Florida Contractor License #ES12000771

# Invoice

Date	Invoice #
1/14/2021	6626
Wynnfield Lakes Jacksonville, FL 32246	

Description	Qty	Rate	Amount
4K HD 16 Camera DVR/NVR- 4 TB, Supports HD-over-Coax / Analog / IP video input, Up to 16 x 4K HD-over-Coax cameras @ 7fps, Up to 24 IP cameras up to 5MP, H.264+/H.264 dual-stream video compression, All channel 1080P realtime recording, HDMI / VGA simultaneous video output, 16 channel synchronous realtime playback, GRID interface & smart search, HDMI Output up to 4K (3840x2160), Support 2 SATA HDD up to 12TB, 2x USB (1 x 2.0 / 1 x USB 3.0), Onvif Version 2.4.1 conformance, Multiple network monitoring: Web viewer, Mobile Apps ***Includes Installation***	1	1,500.00	1,500.00T
HD Armor Ball 5.0 MP IR Camera- 1/3" 5.0 Megapixel CMOS, 30fps @ 5MP, 30fps @ 1080P, 30fps @ 720P, High speed, long distance real-time, transmission, Analog / HD Switchable via BNC Connections, OSD Menu, Control over Coaxial Cable, Day/Night (ICR), AWB, AGC, BLC, 3D-DNR, 2.8mm fixed lens, Max. IR LEDs length 98ft (30m), Smart IR, IP67, DC12V ***Includes Installation***	8	275.00	2,200.00T
Extended Warranty Option- Complete Surveillance Camera System (\$375 Per Year After the 1st Year For Complete System- Parts & Labor)		0.00	0.00T

0 34 600 338 6000

**1 Year Extended Warranty on Camera Parts, Labor and Equipment**  
All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.  
After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$99 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days.

<b>Subtotal</b>	\$3,700.00
<b>Sales Tax (7.5%)</b>	<del>\$277.50</del>
<b>Total</b>	<del>\$3,977.50</del>
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<del>\$3,977.50</del>

Exempt

3700.00



# DEVTEC ELECTRICAL SERVICES INC.

2131 Mindanao Drive, Jacksonville FL, 32246

941-539-5258

## INVOICE

Submitted To: Wynnfield Lakes

Date: 6/11/2021

### Fallen Lights In Pool Area

- ❖ Cheryl called about a light hanging by wires in pool area, upon arrival I found that the light stem had been broken off with a small piece stuck in the light and was just hanging by wires. I noticed quite a bit of corrosion at the break point. I believe it was bumped into and did not fall by itself but Im not 100% sure. It took a good bit of my day to find replacement parts. Parts were ordered then I received another call about 2 more lights falling with the same scenarios.

### SCOPE

- First Trip: Troubleshoot issue, plan solution, safe off wires
- Searched all over town to find and order parts.
- Second Trip: Two more lights had fallen with same issue
- Order more parts
- Pickup order
- Third Trip: Rebuild and repair light with broken glass and broken internals. Repair broken stems and stem holes on other lights. Cut and thread new light stems to proper lengths. Paint lights. Rewire and hang lights. Check for functionality.

NOTE: I would get lights painted soon. Also if I have to work on the really high lights again I will have to get a lift, it is very scary and dangerous on extension ladder.

**TOTAL AMOUNT DUE-----\$936.00**

034 538 6000

WYNNFIELD LAKES

**APPROVED FOR PROCESSING**

Account: 1-320-57200-46601

Approved by: C. Rotan

Date: 6-15-21

S and C Allen Corp

DBA CertaPro Painters  
12574 Flagler Center Boulevard  
Suite 101  
Jacksonville, Florida 32258

# Invoice

Date	Invoice #
5/10/2021	2021-471

<b>Bill To</b>
Wynnfield Lakes CDD c/o Riverside Management Services 12319 Wynnfield Lakes Drive Jacksonville, Florida 32246

P.O. No.	Terms	Project
	Duo on Reciept	1287-5342 Com Ext

Quantity	Description	Rate	Amount
	Commercial Exterior Labor	13,900.00	13,900.00
	Less half payment of Devtec Eleotrical Services Inc. invoice \$936.00	-468.00	-468.00
<p>WYNNFIELD LAKES APPROVED FOR PROCESSING</p> <p>Account: _____ Approved by: <u>Signature</u> Date: <u>6-15-21</u></p> <p>1-320-57200-49000 13,900.00 1-320-57200-46001 &lt;468.00 1/2 % DevTech INV# 6-11-21 \$ 13,432.00</p>		034 538 6000	
<b>Total</b>			\$13,432.00

## **Tiziana Cessna**

---

**From:** Daniel Laughlin <dlaughlin@gmsnf.com>  
**Sent:** Friday, June 18, 2021 3:53 PM  
**To:** Tiziana Cessna  
**Cc:** Cheryl Graham  
**Subject:** Re: Wynnfield Lakes

Hi Tiziana,

This is good to pay.

Thank you

**Daniel Laughlin**  
*Governmental Management Services, LLC*  
*District Manager*  
*475 West Town Place, Suite 114*  
*Saint Augustine, Florida 32092*  
*(904)-940-5850 x401 (Office)*  
*(904)-940-5899 (Fax)*  
[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

On Jun 18, 2021, at 10:06 AM, Tiziana Cessna <[TCessna@gmssf.com](mailto:TCessna@gmssf.com)> wrote:

Hi,  
Waiting on Daniel to approve.

**Tiziana Cessna**  
**GMS-SF, LLC**  
**5385 N Nob Hill Road**  
**Sunrise, FL 33351**  
**(954) 721-8681 x 218**  
**(954) 721-9202**  
[tcessna@gmssf.com](mailto:tcessna@gmssf.com)

<image001.jpg>



Please consider the environment before printing this email.

**From:** Daniel Laughlin <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)>  
**Sent:** Wednesday, June 16, 2021 10:04 AM  
**To:** Cheryl Graham <[cgraham@rmsnf.com](mailto:cgraham@rmsnf.com)>  
**Cc:** Tiziana Cessna <[TCessna@gmssf.com](mailto:TCessna@gmssf.com)>  
**Subject:** Re: Wynnfield Lakes

Hey Cheryl,

Was that missed spot taken care of yet?

Thank you

**Daniel Laughlin**  
*Governmental Management Services, LLC*  
*District Manager*  
*475 West Town Place, Suite 114*  
*Saint Augustine, Florida 32092*  
*(904)-940-5850 x401 (Office)*  
*(904)-940-5899 (Fax)*  
[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

On Jun 15, 2021, at 11:38 AM, Cheryl Graham <[cgraham@rmsnf.com](mailto:cgraham@rmsnf.com)> wrote:

Hi Daniel,

Attached you will find the **adjusted invoice 2021-471** from CertaPro which reflects a discount equal to half of the charge from DevTech for repairing the light that was knocked down by the painter.

There were two other lamps that we had removed during the painting process due the light stem had separated causing the lamp to hang by the wires. We cannot confirm this was caused by the painters since they were not painting in this area yet.

Also attached is the invoice from DevTech dated 6-11-21 for repairing /fabricating new glass for the the lamp that fell and installed new light stems for all three lamps, and the re-hanging of the three lamps.

The work is done and I have approved the invoices for further processing if these meet with your approval.

If you have any questions, please let me know.

--

Best regards,

**Cheryl Graham**

**Riverside Management Services**

9655 Florida Mining Blvd., Bldg. 300, Ste. 305

Jacksonville, FL 32257

email: [Cgraham@rmsnf.com](mailto:Cgraham@rmsnf.com)

Phone: 904-239-5305

<CertaPro- Adjusted invoice 2021-471.pdf><DevTech - invoice 6-11-21.pdf>

# CertaPro Painters®

**SHERWIN WILLIAMS**  
We proudly feature Sherwin-Williams paints and stains

Exterior Proposal  
Job #: JOB-1287-5342  
Date 02/10/2021

## PREPARED FOR

Timi Wright  
Riverside Management Service - Comm-Ext - JOB-1287-5342  
12319 Wynfield Lakes Drive  
Jacksonville, FL 32246 (904) 288-7667

ops@rmsrf.com

CONTACT: Cheryl Graham  
904-239-5305 Cgraham@RMSRF.com

## PREPARED BY

904-714-8043  
sallen@certapro.com

Steve Allen  
(800) 462-3782  
sallen@certapro.com  
http://east-jacksonville.certapro.com  
381 WINDLEY DRIVE  
ST AUGUSTINE, FL 32092

License: State of Florida CGC060680  
Contractor License: State of Florida CGC060680

Steve Allen  
Franchise Owner

## PRICE SUMMARY

	\$13,900.00
Front sides and rear of gym and amenities center	\$13,900.00
Subtotal:	\$13,900.00
Total:	\$13,900.00
Balance	

## PROJECT SUMMARY

Included in the price above: Front sides and rear of gym and amenities center Causal includes repainting of perimeter fencing the dumpster enclosure in parking area and the bike rack as shown  
This proposal includes pressure washing of the brick on buildings to be painted brick will not be painted but pressure washed only

## PROJECT DETAILS

	Paint	Sheen	Color	Paint / Primer Coats
Front sides and rear of gym and amenities center		\$13,900.00		
Soffit	Wood scapes- Waterborne	Flat	Match Existing - Trim	1
Stucco - Airless Spray	SuperPaint-Acrylic Latex	Flat	Match	2
Prep & Repair Covered porch ceilings - Spray Window(s)	Wood scapes- Waterborne SuperPaint-Acrylic Latex	Flat	Match	1
Shutter(s)	SuperPaint-Acrylic Latex	Flat	Match	1
Dormer(s)	SuperPaint-Acrylic Latex	Flat	Match	1

Door(s)	Resilience-Acrylic Latex	Flat	Match	1
Door Frame(s)	Resilience-Acrylic Latex	Flat	Match	1
Downspout	SuperPaint-Acrylic Latex	Flat	Touch up silver	1
Wrought Iron Railing And fencing	Duration-Acrylic Latex	Gloss	TBD	1
Dumpster and closure	SuperPaint-Acrylic Latex	Flat	Match	2
Wash				
Paint Brands: Wood stain, Sherwin-Williams				

## SET-UP

### CUSTOMER TO:

Keep car away from house

### CERTAPRO WILL COVER & PROTECT

Bushes , Driveway , Flower beds , Walkway , Deck , Porch  
Floor

### CERTAPRO WILL

Clean debris from gutters

## PREPARATION

- Caulk previously caulked gaps and cracks
- Scrape loose and peeling paint

### STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note\*\* Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
- Window glazing if we are painting windows.
- Puttying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.
- Masonry Patching where needed. Please Note\*\* Masonry patching will not mimic the current texture of the masonry surface.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing Imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Resculpting trim and siding where damaged.
- Stripping existing surface coating.

## CLEAN-UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

## NOTES

**OUR CERTAINTY SERVICES SYSTEM:** To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible

- Issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

#### ADDITIONAL NOTES

##### PICKING YOUR COLORS

To pick your colors, please go to the nearest Sherwin Williams paint store. We will need to color name, color number, and sheen that you would like us to use. Color choices should be given to CertaPro no later than 5 days before your projects start date to avoid delays.

##### ROTTING WOOD

If rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating process.

#### SIGNATURES

\_\_\_\_\_  
Authorized Franchise Representative Signature

\_\_\_\_\_  
Date

#### PAYMENT

Payment is due: in full upon job completion

#### DECLARATION OF CONTRACT

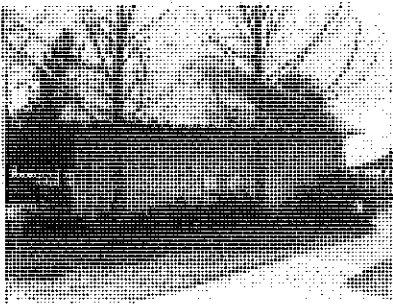
(I/We) Have read the terms stated herein, they have been explained to (me/us) and (I/we) find them to be satisfactory, and hereby accept them.

\_\_\_\_\_  
Customer Signature

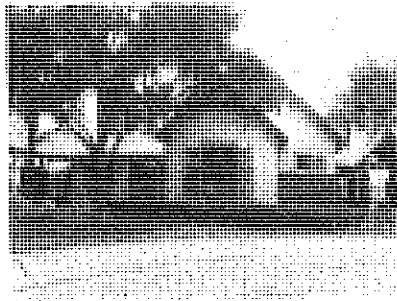
4-9-21  
\_\_\_\_\_  
Date

#### ADDENDUM - ALL PICTURES

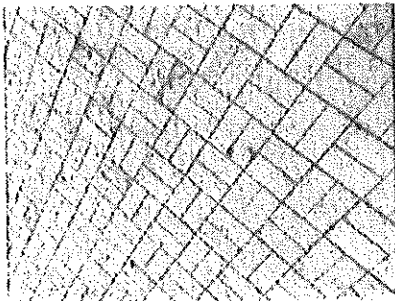
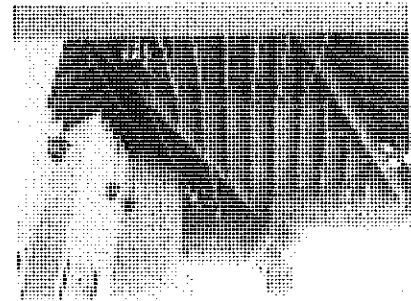
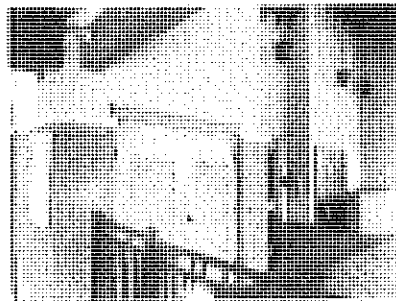
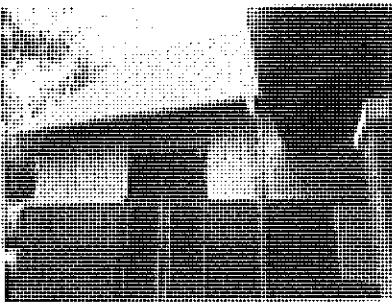
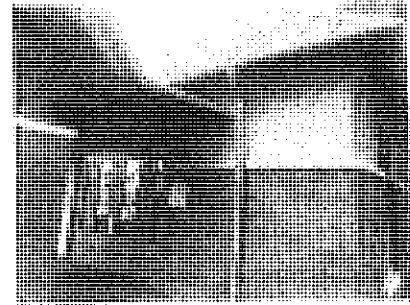




Same as above



Front elevation including painting  
of shutters stucco soffits trim

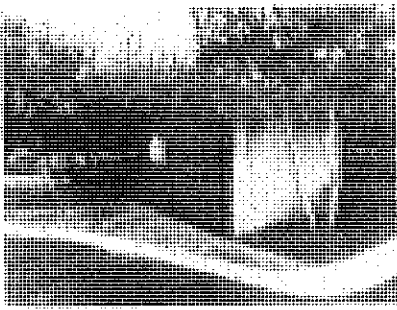


Pressure clean pavers at entry  
areas to Gym and multifunction

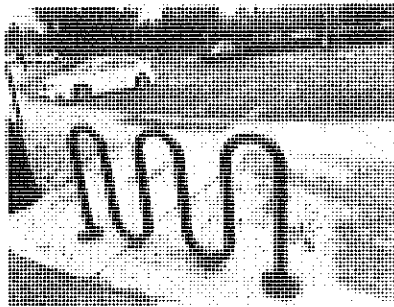
## DEFINITIONS AND CONDITIONS OF THIS CONTRACT

**RELATIONSHIP** -- The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

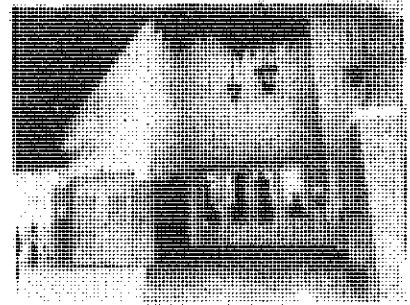
**COLORS** -- Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.



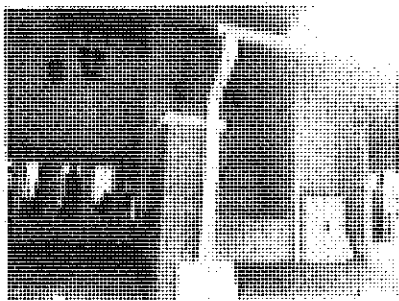
Dumpster enclosure included  
inside and out



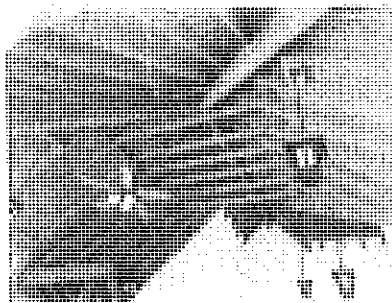
Recpat bike included



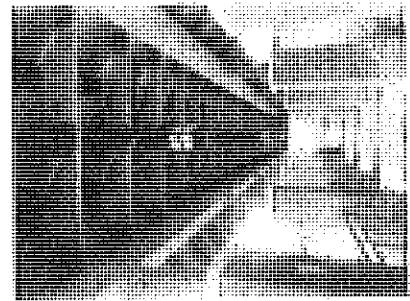
Repaint and re-stain as shown  
ceilings walls doors trim mask



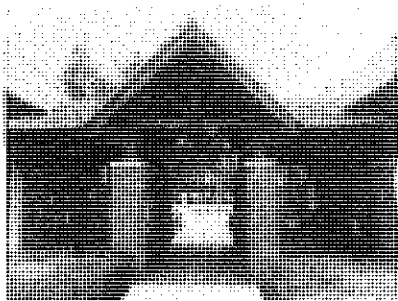
Same as above



Re-stain wood ceiling area over a  
rear porch area and all walks etc.



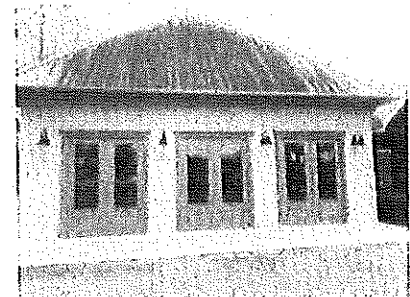
Walkway ceiling in fence to be  
painted covering mask break as



Same as above



Same as above repaint stucco  
soffits windows mask covering



Same as above we have included  
pressure washing of all Galv metal

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

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### ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

### NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller Steve Allen

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Date)

### LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

#### THIS LIMITED WARRANTY DOES NOT COVER:

- ◆ Any work where the Contractor did not supply the paint or other materials.
- ◆ Any work which was not performed by the Contractor.
- ◆ Varnished surfaces.
- ◆ Surfaces made of, or containing, galvanized metal.
- ◆ The cost of paint required to perform the repairs.
- ◆ Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- ◆ Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- ◆ Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- ◆ Bleeding caused by knots, rust or cedar.
- ◆ Cracks in drywall, plaster or wood.
- ◆ Peeling, blistering or chipping where they are caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear.
  - abnormal use or misuse.
  - peeling of layers of paint existing prior to the work performed by the Contractor.
  - structural defects.
  - settling or movement.

- moisture content of the substrate.
- abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
- damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

**FOR THIS WARRANTY TO BE VALID, YOU MUST:**

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

## **Tiziana Cessna**

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**From:** Cheryl Graham <cgraham@rmsnf.com>  
**Sent:** Tuesday, June 8, 2021 10:08 AM  
**To:** Daniel Laughlin; Tiziana Cessna  
**Subject:** Wynnfield Lakes - Invoice for CertaPro  
**Attachments:** CertaPro - invoice 2021-471.pdf; Accepted Proposal - CertaPro Painters 4-9-21.pdf

Good morning Daniel,

Attached you will find invoice 2021-471 from CertaPro Painters in the amount of \$13,900.00 which was the agreed amount for the painting of the amenity center.

Although it was a long process to get to this point, the work is done. The walk-thru to identify areas missed or in need of additional paint were identified and they worked on those areas on Friday.

There is an issue with them getting paint on the mulch (as expected) and on the shrubs along the fence, I am having the supervisor with YellowStone Landscape review the shrubs to see if this will cause any permanent damage or if just trimming will be needed.

I have approved the invoice for processing if this meets with your approval. They are rather anxious to receive payment.

If you have any questions, please let me know.

--

Best regards,

**Cheryl Graham**

**Riverside Management Services**

9655 Florida Mining Blvd., Bldg. 300, Ste. 305

Jacksonville, FL 32257

email: [Cgraham@rmsnf.com](mailto:Cgraham@rmsnf.com)

Phone: 904-239-5305