Wynnfield Lakes Community Development District

March 20, 2024

AGENDA

March 13, 2024

Board of Supervisors Wynnfield Lakes Community Development District Call-In # 1-877-304-9269 Code 7094610

Dear Board Members:

The Wynnfield Lakes Community Development District Board of Supervisors Meeting is scheduled to be held Wednesday, March 20, 2024 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida. Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the January 17, 2024 Meeting
- IV. Consideration of Request for Use of Athletic Field from Coastal Kicks for Summer Camp
- V. Discussion of Request for Gaga Ball Pit
- VI. Discussion of Erosion at 12348 Wood Blossom Court
- VII. Acceptance of the Fiscal Year 2023 Audit Report
- VIII. Discussion of the Fiscal Year 2025 Budget
 - IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager1. Service Reports

- 2. Quote for Water Fountain Replacement
- 3. Quote for Splash Pool Filter Grids
- 4. Proposal for Pressure Washing Entry Monuments, Sidewalks and Fencing Along Wynnfield Lakes Drive
- 5. Proposal for Entrance Landscaping
- 6. Proposal for Sod Replacement
- 7. Proposal for Holly Replacement
- 8. Proposal for Viburnum Replacement
- 9. Proposal for Field Aeration
- 10. Proposal for Playground Mulch
- 11. Proposal for Lifting Live Oaks
- 12. Proposal for Trimming Holly Plants at Tennis Court
- 13. Proposal for Updating the Landscaping in the Outflow Area
- E. General Manager Report
- X. Audience Comments / Supervisors' Requests
- XI. Other Business
- XII. Financial ReportsA. Financial Statements as of January 31, 2024
 - B. Assessment Receipts Schedule
 - C. Check Register
- XIII. Discussion of Security Matters*
- XIV. Next Scheduled Meeting May 15, 2024 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224
- XV. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

PUBLIC CONDUCT: Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.

MINUTES

MINUTES OF MEETING WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, January 17, 2024 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:

Jeff Lawton Mark Oliver	Supervisor Supervisor
Nate Dickinson	Supervisor
Also present were:	
Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Kyle Sowards	District Engineer
Ken Thomas	Field Operations Manager
Lina Hernandez	General Manager
Mary Grace Henley	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the January 17, 2024 meeting.

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Audience Comments

Ben Taylor presented a proposal to the Board to build a Gaga Ball pit at the athletic field. The proposal explained that Gaga Ball is a dodgeball-style game that is played in a fenced-in area.

Mr. Dickinson questioned how much demand there is for the sport.

Mr. Lawton questioned the liability associated with the sport and what the cost would be to fence the area.

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Ms. Gentry stated that the amenity rules would need to be updated to provide rules for the facility, there would need to be additional signage, and the board would need to understand the maintenance responsibility for the amenity.

This matter will be added to the next agenda and staff will provide updates on the costs associated with adding the amenity.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 15, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Oliver seconded by Mr. Dickinson with all in favor the minutes of the November 15, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Consideration of Request for Use of Athletic Field from Body Mind Performance

Mr. Laughlin reminded the Board that at the last meeting the Board approved usage of the field by Body Mind Performance in January. The organization has submitted an additional request to use the field from 9:00 a.m. to 3:00 p.m. the weeks of June 3rd, July 8th and July 15th. The June session would be operated by a separate organization called "Beestera." They are aware of the CDD's contract and insurance requirements.

Emily Tillman added that the compensation for use of the field would be \$750 per week.

Mr. Dickinson asked what the head count was for the winter camp.

Emily Tillman responded that it ranged from 38 to 40 and five of those were residents.

Ms. Hernandez asked about the possibility of special rate for residents.

A representative from Body Mind Performance responded that they could make that happen. The discount is typically \$40 off.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the request from Body Mind Performance for one week in June and two weeks in July was approved subject to a license agreement, a discount for residents, and a \$750 per week payment to the District.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Rates, Fees and Charges Related to Rental of

the Pickleball / Tennis Courts; Resolution 2024-02

Ms. Gentry stated that the idea behind this public hearing is to add fees for reserving the pickleball and tennis courts for exclusive use. The proposed rate was \$100 for four hours and the deposit would remain consistent with other facility rentals. There are also changes proposed to the language of the amenity policies to incorporate that change and to limit the rental to up to 25 guests unless the Board grants a special approval to go beyond that.

On MOTION by Mr. Lawton seconded by Mr. Oliver with all in favor, the public hearing was opened.

Presidee Barrett stated that his only concern is safety and the damage being done to the courts. He asked if the fee is sufficient for any necessary repairs.

Mr. Laughlin responded that currently the rules allow for residents to bring up to five guests and there could still potentially be damage. Allowing rentals of the courts would allow staff to track the resident that organized the rental and if necessary, the District can pursue reimbursement for any repairs needing to be done.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor, the public hearing was closed.

Mr. Lawton asked if residents can be notified of the rentals in advance.

Ms. Hernandez responded that staff will post signs informing residents of the reserved times.

On MOTION by Mr. Lawton seconded by Mr. Oliver with all in favor, Resolution 2024-02, adopting rates, fees and charges related to rental of the pickleball / tennis courts, was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Gentry introduced Mary Grace Henley from her firm. She also updated the Board on the new requirements for completing at least four hours of training on the Sunshine Law, Public Records Law, and statutory and constitutional ethics provisions by the end of each year. Lastly, she informed the Board the Form 1 will now be submitted electronically to the Commission on Ethics.

B. District Engineer – Update on Erosion at 12348 Wood Blossom Court

Mr. Sowards provided the Board with the original plans for the drainage area at 12348 Wood Blossom Court and reported on the findings from his inspection of the area. Directly behind the lots on Wood Blossom is a CDD owned drainage easement. He did not see any issues as far as fencing falling or similar issues.

Mr. Oliver stated that the whole hill going all the way down is washing out, not just that property.

Mr. Sowards stated that would be a CDD issue and recommended woven geotextile fabrics be used after the area is filled back in, as well as planting plant foliage so the root system can hold the bank together. He also informed the resident present that there are improvements that could be done in their backyard as well. He explained that altering the amount of impervious surface on private lots by, for example, installing large areas of pavers, could alter the drainage in the area and necessitate additional drainage improvements.

Mr. Laughlin suggested Mr. Oliver and Mr. Sowards coordinate to inspect the area again together to determine what all is affected and then staff can begin the process of gathering proposals for repairs.

This item will be added to the next agenda.

Mr. Laughlin informed the Board that Matthews Design Group has submitted a proposal to complete a stormwater needs analysis report for a fee of \$6,000. He noted that while the cost would take the engineer fees over budget, the budget overall could absorb the cost at this time, or the report can be deferred until the next budget year to be able to appropriately budget for the report.

Mr. Dickinson commented that the erosion repairs could be costly and recommended waiting until the cost of the repairs can be determined to ensure there are funds available for the report.

C. District Manager

There being nothing to report, the next item followed.

D. Operation Manager

1. Reports

A copy of the operations report was included in the agenda package for the Board's review.

Mr. Thomas informed the Board that the filter grates in the splash pad need to be replaced, which will cost around \$1,000.

Mr. Dickinson asked that they proceed with replacement.

Mr. Thomas relayed resident requests including a Smith machine for the fitness center, a pool heater, speed bumps, a shade structure over the playground swings, and the Christmas lights.

2. Quote from Florida Pest Control

Mr. Thomas informed the Board that Florida Pest Control has identified twelve possible rodent entry points. They provided a quote totaling \$3,134 to block off the entry points.

This item was tabled to allow staff time to confirm if there is evidence of rodents.

Mr. Laughlin suggested gathering quotes from other vendors as well.

Next, Mr. Thomas reported that the sidewalks are getting dark, and the fencing is starting to get some algae as it has been two years since they were last pressure washed.

Next, the Board discussed the need to trim the trees. Mr. Thomas stated that he has not been able to get assistance from JEA or the city on that.

3. Koehn Proposal for Irrigation Repairs

A proposal from Koehn Outdoor totaling \$1,200.83 to make repairs to the irrigation system were included in the agenda package. Mr. Thomas noted this proposal was approved by Mr. Laughlin between meetings.

Mr. Thomas stated that replacing sod along Kernan will be considered as the season approaches. Mr. Dickinson added that there are some dead areas on the bank near the pumps.

E. General Manager – Report

Ms. Hernandez gave the Board an overview of the General Manager's report, a copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS Audience Comments / Supervisor's Requests

A resident commented that she wants to be more informed as to the CDD and the CDD assessments.

Mr. Laughlin provided an overview of how the assessments work and noted the meeting documents and annual schedule can be found on the District's website.

Mr. Lawton asked staff to look into quotes for park benches for around the athletic field or closer to the lake, as well as dog waste stations.

Mr. Dickinson asked staff to ask the recreational companies to quote installation of a Gaga Ball pit when they quote the shade structures and benches.

EIGHTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of November 30, 2023

Copies of the financial statements were included in the agenda package for the Board's review.

B. Special Assessment Receipt Schedule

A copy of the assessment receipts schedule showing the fiscal year 2023 assessments are 100% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$152,211.16 for the general fund and \$6,349 for the capital reserve fund was included in the agenda package. Mr. Laughlin noted there were a couple larger expenditures in this check register, including the annual liability insurance payment.

Mr. Lawton asked when the next budget will be adopted.

Mr. Laughlin responded that the budget will be adopted in July. He may add a budget discussion item to the March agenda.

On MOTION by Mr. Lawton seconded by Mr. Oliver with all in favor the check register was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 20, 2024 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

COASTAL KICKS SOCCER at WYNNFIELD LAKES Proposal for 2024-2025

PROPOSAL: To continue the current partnership between Coastal Kicks Soccer and the Wynnfield Lakes Community for Summer 2024 through Spring 2025, under all existing operating procedures.

PROGRAMS

Summer Soccer Camp (2024)

- Five-day camp Monday July 29th through Friday August 2nd.
- Minnows Camp (3-4 year olds): 9:00-9:45am, drop off and pick up at soccer field ---- \$80.
- Morning Camp (5-12 year olds): 9:00am-12:00pm (9-11am soccer; 11:15am-12:00pm pool), drop off at soccer field and pick up at pool -- \$195.
- Campers use pool for 45 minutes at end of each morning, Wynnfield Lakes provides (1) pool monitor with Coastal Kicks staff present for supervision.
- Sibling Discount: additional child \$10 off.

Fall Minnows Program (3-4-year-olds) (2023)

- 45 minutes every Wednesday August 21st through October 23rd 5:00-5:45pm, 10 sessions.
- Group(s) of eight (8) minimum to eleven (11) maximum.
- Experienced, professional soccer coaches play fun games that introduce the technical skills needed to play soccer.
- Costs will be \$150 for the season.
- Costs cover all professional staff and equipment.
- Sibling Discount: additional child \$10 off.

Fall Soccer Program (5- to 10-year-olds) (2024)

- Two days per week: Wednesday Training (Wynnfield Lakes) and Saturday Games (Huffman Boulevard Park/Mayport Middle School).
 - Every Wednesday August 21st through October 23rd 6:00-7:00pm, 10 sessions.
 - Group(s) of eight (8) minimum to fifteen (15) maximum, by age 1) 5-6 year olds, 2) 7-10 year olds.
 - Total maximum on field at one time = 40.
 - Experienced, professional soccer coaches train each group in technical skills and teach game tactics as they play.
 - Every Saturday August 31st through October 19th am, 8 games.
 - Rec League, with teams playing 4v4 (ages 5-7) and 7v7 (ages 8-9) and 9v9 (ages 10-12).
 - Players from all Coastal Kicks Soccer sites will combine to form teams.
 - Experienced, professional soccer coaches recognize and respect the players' need to play with minimal adult intervention, let the kids play, and manage games.
- Players are strongly recommended to do full 2-day program -- Costs will be \$195 (plus \$120 for uniform) for the full 2-day program per season.
- Players can elect to do only Wednesday training or only Saturday games -- Costs will be \$165 per season for just the Wednesday Training or for just the Saturday Games (plus \$120 for uniform).
- Costs would cover all professional staff, equipment, and uniform (unless Wednesday Training-only option).

• Sibling Discount: additional child \$10 off all programs.

Winter Minnows Program (3-4-year-olds) (2024-25)

• Same as Fall 2024 program, adjusted as needed.

Winter Soccer Program (5-9-year-olds) (2024-25)

• Same as Fall 2024 program, adjusted as needed.

Spring Minnows Program (3-4-year-olds) (2025)

• Same as Fall 2024 program, adjusted as needed.

Spring Soccer Program (5-9-year-olds) (2025)

• Same as Fall 2024 program, adjusted as needed.

FIFTH ORDER OF BUSINESS



Detells

Customer Reviews

An interactive new way of using heavy duty Border Timbers to create the fun, popular, internationally known game of Gaga Ball! Dubbed a kinder, gentler version of dodgeball, the game is played in a large octagon, hexagon or circular pit with a soft playground ball, and combines the skills of dodging, striking, running, and jumping, while trying to hit opponents with a ball below the knees.

Related Items

Gaga Ball Pits are constructed with our 12" and 8" black, heavy plastic HDPE timbers and are constructed together with custom Gaga Ball steel spikes designed specifically for Gaga Ball Installation and use. We offer the original In-Ground Gaga Ball Pit, a Portable Gaga Ball Pit and an In-Ground High-Wall Gaga Ball Pit.

We also offers custom 5/8" thick, 100% NWR vulcanized rubber flooring. These 48" x 72" tiles interlock together to create a custom size to fit all 3 Gaga Ball Pit sizes,

15' HIGH-WALL GAGA BALL PIT

(SKU: GAGA15XL-IG)

- · (23) 12" Black Border Timbers
- (12) 8" Black Border Timbers
- (12) 42" Custom Gaga Ball Steel Spikes · (2) 6" Border End Caps
- Capacity: 12 children or adults

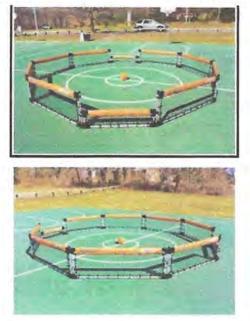
· Optional Rubber Floor with Pit Available- 24 piece, interlocking tiles: SKU GAGA15XL-IGF

20' HIGH-WALL GAGA BALL PIT (SKU: GAGA20XL-IG)

- + (31) 12" Black Border Timbers (16) 8" Black Border Timbers
- . (16) 42" Custom Gaga Ball Steel Spikes
- (2) 6" Border End Caps
- · Capacity: 25 children or adults

Optional Rubber Floor with Pit Available- 15 piece, interlocking tiles: SKU GAGA20XL-IGF

26' HIGH-WALL GAGA BALL PIT



Portable Indoor/Outdoor GaGa Ball Pit | Pee Wee Large

\$3,900.00

Shipping calculated at checkout.

Quantity



ADD TO CART

Please Call <u>855-626-2242</u> For Shipping Quotes and Lead Times.

Shipping Cost: Please call for a quote on assembling, crating, and LTL shipping or warehouse delivery, depending on location.

Dimensions: Approximately 19' x 18' for up to 20+ players. Pee Wee GaGa Pits have lower wall and door heights for players 4 - 8 years old.

Includes: Eight (8) 6' x 2' wall panels and Two (2) 4' x 1' entry/exit panels. Also includes: Two (2) GaGa Balls, Locking Hubs and key, and User Manual in an

SEVENTH ORDER OF BUSINESS

Wynnfield Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

Wynnfield Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors Wynnfield Lakes Community Development District City of Jacksonville, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Wynnfield Lakes Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Wynnfield Lakes Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and 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.



To the Board of Supervisors Wynnfield Lakes Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors Wynnfield Lakes Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 22, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Wynnfield Lakes Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

February 22, 2024

Management's discussion and analysis of Wynnfield Lakes Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues**, **expenditures and changes in fund balances** for all governmental funds. A **statement of revenues**, **expenditures**, **and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including, capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(2,585,164) (net position). The District's net investment in capital assets was \$(2,896,229). Unrestricted net position was \$264,193 and restricted net position was \$46,872.
- Governmental activities revenues totaled \$1,165,939 while governmental activities expenses totaled \$988,134.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities			
	2023	2022		
Current assets	\$ 440,085	\$ 397,312		
Restricted assets	395,237	383,591		
Capital assets	1,546,902	1,684,813		
Total Assets	2,382,224	2,465,716		
Deferred outflows of resources	187,719	202,637		
Current liabilities	415,497	394,524		
Non-current liabilities	4,739,610	5,036,798		
Total Liabilities	5,155,107	5,431,322		
Net investment in capital assets Net position - restricted	(2,896,229) 46,872	(2,691,896) 30,997		
Net position - unrestricted	264,193	(102,070)		
Total Net Position	\$ (2,585,164)	\$ (2,762,969)		

The decrease in capital assets is primarily due to current year depreciation.

The increase in current assets is primarily related to revenues exceeding expenditures at the fund level and the increase in accounts payable in the current year.

The decrease in noncurrent liabilities is due to the principal payments made in the current year.

The increase in total net position is the result of revenues exceeding expenses in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities			
	2023	2022		
Program Revenues				
Charges for services	\$ 1,116,026	\$ 1,049,442		
General Revenues				
Investment earnings	39,071	2,531		
Miscellanous revenues	10,842	4,258		
Total Revenues	1,165,939	1,056,231		
Expenses				
General government	111,935	106,682		
Physical environment	270,578	259,445		
Culture/recreation	363,770	382,416		
Interest and other charges	241,851	262,747		
Total Expenses	988,134	1,011,290		
Change in Net Position	177,805	44,941		
Net Position - Beginning of Year	(2,762,969)	(2,807,910)		
Net Position - End of Year	\$ (2,585,164)	\$ (2,762,969)		

The increase in physical environment is related to the increase in security services in the current year.

The decrease in culture/recreation is related to the decrease in depreciation in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023 and 2022:

	Governmental Activities				
Description	2023			2022	
Land	\$	400,000	\$	400,000	
Improvements other than buildings		68,597		68,597	
Infrastructure		1,615,771		1,615,771	
Buildings		2,424,677		2,424,677	
Equipment		121,805		70,301	
Less: accumulated depreciation		(3,083,948)		(2,894,533)	
Total Capital Assets, Net	\$	1,546,902	\$	1,684,813	

Capital asset activity consisted of \$191,482 in depreciation, \$54,950 in additions to equipment and a \$1,379 loss on equipment disposal in the current year.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less contingency and capital outlay expenditures than were anticipated.

The September 30, 2023 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

• In August 2014, the District issued \$7,490,000 Special Assessment Refunding Bonds. These bonds were issued to refund of the Series 2005 Special Assessment Bonds. As of September 30, 2023, the balance outstanding for the Series 2014 Bonds was \$5,075,000.

Economic Factors and Next Year's Budget

Wynnfield Lakes Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Wynnfield Lakes Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Wynnfield Lakes Community Development District, GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Wynnfield Lakes Community Development District STATEMENT OF NET POSITION September 30, 2023

	Governmental Activities	
ASSETS		
Current Assets		
Cash and equivalents	\$	15,933
Investments		422,002
Accounts receivable		650
Prepaid expenses		1,500
Total Current Assets		440,085
Non-current Assets		
Restricted		
Investments, at fair value		395,237
Capital assets, not being depreciated		
Land		400,000
Capital assets, being depreciated		
Improvements other than buildings		68,597
Infrastructure		1,615,771
Buildings		2,424,677
Equipment		121,805
Less: accumulated depreciation		(3,083,948)
Total Non-Current Assets		1,942,139
Total Assets		2,382,224
DEFERRED OUTFLOWS OF RESOURCES		
Deferred amount on refunding, net		187,719
LIABILITIES		
Current Liabilities		
Accounts payable and accrued expenses		24,580
Accrued interest		90,917
Bonds payable		300,000
Total Current Liabilities		415,497
Non-current Liabilities		
Bonds payable, net		4,739,610
Total Liabilities		5,155,107
NET POSITION		
Net investment in capital assets		(2,896,229)
Restricted for debt service		46,872
Unrestricted		264,193
Total Net Position	\$	(2,585,164)

See accompanying notes.

Wynnfield Lakes Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2023

		Program Revenues	Net (Expense) Revenue and Changes in Net Position
	_	Charges for	Governmental
Functions/Programs	Expenses	Services	Activities
Primary Government			
Governmental Activities			
General government	\$ (111,935)	\$ 120,671	\$ 8,736
Physical environment	(270,578)	227,003	(43,575)
Culture/recreation	(363,770)	248,941	(114,829)
Interest and other charges	(241,851)	519,411	277,560
Total Governmental Activities	\$ (988,134)	\$ 1,116,026	127,892
	General Reven	lues	
	Investment ea	arnings	39,071
	Miscellaneous	•	10,842
	Total Ger	neral Revenues	49,913
	Change	e in Net Position	177,805
	Net Position - C	october 1, 2022	(2,762,969)
	Net Position - S	eptember 30, 2023	\$ (2,585,164)

See accompanying notes.

Wynnfield Lakes Community Development District BALANCE SHEET – GOVERNMENTAL FUNDS September 30, 2023

	General		Debt General Service		Total Governmenta Funds	
ASSETS						
Cash and cash equivalents	\$	15,933	\$	-	\$	15,933
Investments		422,002		-		422,002
Accounts receivable		650		-		650
Prepaid expenses		1,500		-		1,500
Restricted						
Investments, at fair value				395,237		395,237
Total Assets	\$	440,085	\$	395,237	\$	835,322
LIABILITIES AND FUND BALANCES Liabilities Accounts payable and accrued expenses	\$	24,580	\$		\$	24,580
Fund Balances						
Nonspendable-prepaid expenses Restricted		1,500		-		1,500
Debt service Assigned		-		395,237		395,237
Capital reserve		125,926		-		125,926
Unassigned		288,079				288,079
Total Fund Balances		415,505		395,237		810,742
Total Liabilities and Fund Balances	\$	440,085	\$	395,237	\$	835,322

Wynnfield Lakes Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2023

Total Governmental Fund Balances	\$	810,742
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land, \$400,000, improvements other than building, \$68,597, infrastructure, \$1,615,771, buildings, \$2,424,677, equipment, \$121,805, net of accumulated depreciation, \$(3,083,948), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		1,546,902
Long-term liabilities, including bonds payable, \$(5,075,000), net of bond discount, net, \$35,390, are not due and payable in the current period and therefore, are not reported at the fund level.	(5,039,610)
Deferred outflows of resources are not current financial resources and therefore, are not reported at the governmental fund level.		187,719
Accrued interest expense is not a current financial use and therefore, is not reported at the governmental fund level.		(90,917)
Net Position of Governmental Activities	\$(2	2,585,164)

Wynnfield Lakes Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Year Ended September 30, 2023

	Debt General Service		Total Governmental Funds		
Revenues			 		
Special assessments	\$	596,615	\$ 519,411	\$	1,116,026
Investment earnings		16,280	22,791		39,071
Miscellaneous	_	10,842	-		10,842
Total Revenues		623,737	 542,202		1,165,939
Expenditures Current					
General government		111,935	_		111,935
Physical environment		210,569	-		210,569
Culture/recreation		230,918	_		230,918
Capital outlay		54,950			54,950
Debt service		,			,
Principal		-	290,000		290,000
Interest	_	-	228,350		228,350
Total Expenditures		608,372	 518,350		1,126,722
Excess of revenues over/(under) expenditures		15,365	 23,852		39,217
Other Financing Sources/(Uses)					
Transfers in		12,206	-		12,206
Transfers out	_	-	(12,206)		(12,206)
Total Other Financing Sources/(Uses)		12,206	 (12,206)		-
Net Change in Fund Balances		27,571	11,646		39,217
Fund Balances - October 1, 2022		387,934	 383,591		771,525
Fund Balances - September 30, 2023	\$	415,505	\$ 395,237	\$	810,742

See accompanying notes.

Wynnfield Lakes Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ 39,217
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(191,482), and loss on equipment disposal, \$(1,379), exceeded capital outlay, \$54,950, in the current period.	(137,911)
Repayments of bond principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	290,000
Amortization of bond discount does not require the use of current resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	(2,812)
Deferred amount on refunding is recognized as a component of interest on long-term debt in the Statement of Activities, but in the governmental funds. This is the amount of interest in the current period.	(14,918)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.	 4,229
Change in Net Position of Governmental Activities	\$ 177,805

Wynnfield Lakes Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND For the Year Ended September 30, 2023

	Original Budget		Final Budget	Actual	Fin F	iance with al Budget Positive legative)
Revenues						
Special assessments	\$ 594,8		594,873	\$ 596,615	\$	1,742
Investment income Miscellaneous revenues	2,00	65 00	65 2,000	16,280 10,842		16,215 8,842
Total Revenues	596,9		596,938	 623,737		26,799
	000,00		000,000	 020,101		20,100
Expenditures						
Current						
General government	114,42	29	114,429	111,935		2,494
Physical environment	240,90		240,905	210,569		30,336
Culture/recreation	202,2		202,252	230,918		(28,666)
Capital outlay	100,00		100,000	 54,950		45,050
Total Expenditures	657,58	86	657,586	 608,372		49,214
Excess of revenues over/(under)						
expenditures	(60,64	48)	(60,648)	15,365		76,013
onponanci oc	(00,0	<u></u>	(00,010)	 10,000		10,010
Other Financing Sources/(Uses)						
Transfers in	10,09	98	10,098	 12,206		2,108
Net change in fund balances	(50,5	50)	(50,550)	27,571		78,121
Fund Balances - October 1, 2022	91,63	38	91,638	 387,934		296,296
Fund Balances - September 30, 2023	\$ 41,08	88 \$	41,088	\$ 415,505	\$	374,417

See accompanying notes.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 1, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes the City of Jacksonville Ordinance 2005-580-E. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Wynnfield Lakes Community Development District . The District is governed by a five-member Board of Supervisors who were elected by the qualified electors of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Wynnfield Lakes Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

When both restricted and unrestricted resources are combined in a fund, qualified expenses are considered to be paid first from restricted resources, and then from unrestricted resources. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability. Debt service expenditures are recorded only when payment is due.

The District implemented the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

<u>Debt Service Fund</u> – Accounts for debt service requirements to retire the outstanding bonds of the District

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities (Continued)

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land, buildings, improvements other than buildings, infrastructure, and equipment are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15-25 years
Buildings	20 years
Improvements other than buildings	15-20 years
Machinery and equipment	10-20 years

d. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

e. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net investment in capital assets, represent capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)

f. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

g. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year-end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$810,742, differs from "net position" of governmental activities, \$(2,585,164), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 400,000
Improvements other than buildings	68,597
Infrastructure	1,615,771
Building	2,424,677
Equipment	121,805
Accumulated depreciation	<u>(3,083,948)</u>
Total	<u>\$ 1,546,902</u>

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$	(5,075,000)
Bond discount		35,390
Net bonds payable	<u>\$</u>	(5,039,610)

Deferred outflows of resources

Deferred outflows of resources applicable to the District's governmental activities are not financial resources, and therefore, are not recognized at the governmental fund level.

Deferred amount on refunding, net <u>\$ 187,719</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the accrued interest on bonds, which are not reported at the fund level because they do not use current resources.

Accrued interest

\$ (90,917)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$39,217, differs from the "change in net position" for governmental activities, \$177,805, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount that depreciation exceeds capital outlay.

Depreciation	\$	(191,482)
Loss on equipment disposal		(1,379)
Capital outlay		54,950
Total	<u>\$</u>	(137,911)

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities.

Debt principal payments	<u>\$</u>	290,000
-------------------------	-----------	---------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$	4,229
Decrease in bond discount		(2,812)
Decrease in deferred amount on refunding		(14,918)
Total	<u>\$</u>	(13,501)

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$20,958 and the carrying value was \$15,933. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value	
Managed Money Market Account	N/A	\$	342,176
Fidelity Government Portfolio	29 Days*		395,237
Florida PRIME	35 Days*		79,826
Total		\$	817,239

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the Fidelity Government Portfolio and the Managed Money Market Account are Level 1 assets.

NOTE C – CASH AND INVESTMENTS (CONTINUED)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The formal investment policy of the District conforms with State statutory requirements and bond indentures for investment maturities as a means of managing its exposure to increasing interest rates. Direct obligations of the United States Treasury are held in a money market fund that allows daily demand withdrawals at par in the event of a decrease in interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The Florida PRIME Fund is an authorized investment under Section 218.415, Florida Statutes. As of September 30, 2023, the District's investment in Florida PRIME and Fidelity Government Portfolio were rated AAAm by Standard & Poor's. The Managed Money Market Account was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in Florida PRIME represents 10% of the District's total investments. The investment in the Managed Money Market Account is 42% of the District's total investments and the investment in the Fidelity Government Porfolio is 48% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

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

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE E – CAPITAL ASSETS

	Bala Octol 20		Ado	litions	De	letions	Balance otember 30, 2023
Governmental Activities:							
Capital assets, not being depreciated							
Land	\$4	00,000	\$	-	\$	-	\$ 400,000
Capital Assets, Being Depreciated:							
Improvements other than buildings		68,597		-		-	68,597
Buildings	2,4	24,677		-		-	2,424,677
Infrastructure	1,6	15,771		-		-	1,615,771
Equipment		70,301		54,950		(3,446)	 121,805
Total Capital Assets, Being Depreciated	4,1	79,346		54,950		(3,446)	 4,230,850
Less accumulated depreciation for:							
Improvements other than buildings	(10,670)		(4,573)		-	(15,243)
Buildings	(1,8	12,144)	(1	21,234)		-	(1,933,378)
Infrastructure	(1,0	39,381)	. (57,639)		-	(1,097,020)
Equipment	. (32,338)		(8,036)		2,067	(38,307)
Total Accumulated Depreciation	(2,8	94,533)	(1	91,482)		2,067	(3,083,948)
Total Capital Assets Depreciated, Net		84,813	· · · · · ·	36,532)		(1,379)	 1,146,902
Governmental Activities Capital Assets	\$ 1,6	84,813		36,532)	\$	(1,379)	\$ 1,546,902

Capital Asset activity for the year ended September 30, 2023 was as follows:

Depreciation of \$191,482 was allocated to the physical environment, \$58,630 and culture/recreation, \$132,852.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of Governmental Activities for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$	5,365,000
Principal payments		(290,000)
Long-term debt at September 30, 2023	\$	5,075,000
Less: bond discount, net		(35,390)
Bonds Payable, Net at September 30, 2023	<u>\$</u>	5,039,610
District debt is comprised of the following at September 30, 2023:		
Special Assessment Revenue Refunding Bonds		
\$7,490,000 Series 2014 Special Assessment Refunding Bonds are due in annual principal installments beginning May 2015 maturing May 2036. Interest at various rates between 3.5% and 4.5% is due May and November beginning November 2014. Current portion is \$300,000.		
Bond payable	\$	5,075,000
Less: bond discount, net		(35,390)
Bonds Payable, Net at September 30, 2023	<u>\$</u>	5,039,610

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending					
September 30,	 Principal Interest To		Interest		Total
2024	\$ 300,000	\$	218,200	\$	518,200
2025	310,000		207,325		517,325
2026	325,000		195,700		520,700
2027	340,000		182,700		522,700
2028	350,000		168,250		518,250
2029-2033	2,010,000		600,838		2,610,838
2034-2036	1,440,000		131,400		1,571,400
Totals	\$ 5,075,000	\$	1,704,413	\$	6,779,413

Significant Bond Provisions

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2024, at a redemption price equal to the principal amount of the Series 2014 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds

The Series 2014 Reserve Accounts were funded from the proceeds of the Series 2014 Bonds in amounts equal to 50 percent of the maximum annual debt service on the outstanding Series 2014 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve	Reserve	
	Balance	Requirement	
Special Assessment Refunding Bonds, Series 2014	\$ 257,738	\$ 257,738	

NOTE G – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2023, consisted for the following:

	Tran	sfers Out
Transfers In	Debt S	Service fund
General Fund	\$	12,206

Transfers from the Debt Service Fund into the General Fund were completed in accordance with the trust indenture.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.



Certified Public Accountants PL

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

To the Board of Supervisors Wynnfield Lakes Community Development District City of Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Wynnfield Lakes Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated February 22, 2024.

Report on Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors Wynnfield Lakes Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Birger Jaombos Elam Spines + Frank

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

February 22, 2024



Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors Wynnfield Lakes Community Development District City of Jacksonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Wynnfield Lakes Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated February 22, 2024.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 22, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors Wynnfield Lakes Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Wynnfield Lakes Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Wynnfield Lakes Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Wynnfield Lakes Community Development District. It is management's responsibility to monitor the Wynnfield Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, Wynnfield Lakes Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year:16
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$6,800
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$568,649
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors

Wynnfield Lakes Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Wynnfield Lakes Community Development District reported:

- The rate or rates of non-ad valorem special assessments imposed by the District: The amount of special assessments collected by or on behalf of the District was \$847.07 – 1,264.26 for the General Fund and \$1,084.32 – \$1,518.48 for the Debt Service Fund.
- 2) Total special assessments collected was \$1,116,026.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: There were no new bonds issued by the District. The bonds outstanding is \$5,075,000 due on May 1, 2036 at various rates from 3.5% to 4.5%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

February 22, 2024



Certified Public Accountants PL

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Wynnfield Lakes Community Development District City of Jacksonville, Florida

We have examined Wynnfield Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Wynnfield Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Wynnfield Lakes Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Wynnfield Lakes Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Wynnfield Lakes Community Development District's compliance with the specified requirements.

In our opinion, Wynnfield Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Birger Joonlos Clam Daines + Frank

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

February 22, 2024

EIGHTH ORDER OF BUSINESS

Wynnfield Lakes Community Development District

Proposed Budget FY 2025

GMS

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Wynnfield Lakes Community Development District Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Description	FY2024	2/29/24	7 Monuis	9/30/24	FY 2025
<u>REVENUES:</u>					
Special Assessments - On Roll	\$659,082	\$652,264	\$10,238	\$662,502	\$659,082
Interest income	2,000	10,633	8,400	19,033	10,000
Clubhouse Income	500	2,863	2,000	4,863	2,000
TOTAL REVENUES	\$661,582	\$665,760	\$20,638	\$686,398	\$671,082
EXPENDITURES:					
Administrative					
Supervisor Fees	\$6,000	\$1,600	\$4,000	\$5,600	\$6,000
FICA Taxes	459	122	306	428	459
Engineering	4,500	1,885	2,615	4,500	10,500
Attorney (KVW)	20,000	6,961	13,039	20,000	20,000
Annual Audit (Berger)	3,230	3,230	-	3,230	3,300
Assessment Administration (GMS)	5,150	5,150	-	5,150	5,408
Arbitrage Rebate (Grau)	600	-	600	600	600
Dissemination Agent (GMS)	1,133	472	661	1,133	1,190
Trustee Fees (US Bank)	4,800	-	4,800	4,800	4,800
Management Fees (GMS)	51,248	21,353	29,895	51,248	53,810
Information Technology	1,400	583	817	1,400	1,600
Website Maintenance	600	250	350	600	800
Telephone	250	-	250	250	250
Postage & Delivery	300	112	188	300	300
Travel & Per Diem	100	32	68	100	100
Meeting Room	1,500	500	1,000	1,500	1,500
Insurance General Liability	8,904	8,378	_,	8,378	9,635
Printing & Binding	750	352	398	750	750
Legal Advertising	1,000	240	760	1,000	1,000
Other Current Charges	1,000	122	878	1,000	1,000
Office Supplies	1,000	1	50	51	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$113,249	\$51,519	\$60,674	\$112,193	\$123,326

Wynnfield Lakes Community Development District Proposed Budget

General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Description	FY2024	2/29/24	7 Months	9/30/24	FY 2025
Operations & Maintenance					
Field Expenditures					
Property Insurance (FIA)	\$14,871	\$15,280	\$-	\$15,280	\$18,336
Utilities - Irrigation (JEA)	11,750	699	1,050	1,749	6,000
Field Operations Management (Vesta Property)	27,864	11,610	16,254	27,864	28,700
Security Service/Monitoring (Fidelity Security)	47,840	19,669	28,171	47,840	47,840
Landscape Maintenance (Kohen)	61,953	28,205	39,487	67,692	67,692
Landscape Contingency	21,835	2,375	19,460	21,835	21,835
Lake Maintenance (Solitude)	10,672	3,860	5,404	9,264	10,665
Irrigation Maintenance (Kohen) Repairs & Replacements	10,000 15,000	2,474 993	7,526 14,007	10,000 15,000	10,000 15,000
Refuse Service (Waste Managment)	2,400	837	1,707	2,544	2,544
Stormwater User Fees	1,140	037	1,707	2,544 1,140	1,140
Animal Control	15,000	- 5,955	9,045	15,000	15,000
Contingency	10,000		10,000	10,000	10,500
Reserve Funding-CY	100,000	100,000	50,308	150,308	100,000
TOTAL FIELD EXPENDITURES	\$350,325	\$191,957	\$203,558	\$395,515	\$355,251
Amenity Expenditures					
Amenity Center Management (Vesta Property)	\$78,571	\$32,738	\$45,833	\$78,571	\$80,925
Facility Attendants (Vesta Property)	11,886	4,953	6,934	11,886	12,250
General Facility Maintenance (Vesta Property)	18,195	7,581	10,614	18,195	18,740
Utilities - Electric (JEA)	21,000	5,138	8,400	13,538	21,000
Utilities - Water & Sewer (JEA)	6,600	1,820	4,780	6,600	6,600
Telephone/Internet & Cable (Comcast)	4,800	2,110	3,038	5,148	5,208
Repairs & Replacements	16,500	2,639	13,861	16,500	13,380
Fitness Equipment Maintenance	1,360	-	1,360	1,360	1,360
Fitness Center Supplies	1,000	-	1,000	1,000	1,000
Pool Maintenance (Vesta Property)	14,588	6,078	8,510	14,588	15,022
Pool Chemicals (PoolSure)	9,600	3,555	5,600	9,155	9,600
Janitorial Service/Supplies (Vesta Property)	9,194	3,831	5,363	9,194	9,470
Office Supplies / Mailings / Printings	1,250	60	1,190	1,250	1,250
Operating Supplies Permit Fees	4,500 1,700	1,849 1,184	2,651 502	4,500 1,686	4,500 1,700
Special Events	10,000	3,839	6,161	10,000	10,000
Recreation Passes	500	5,059	500	500	500
Holiday Lighting	5,000	4,000	-	4,000	5,000
TOTAL AMENITY EXPENDITURES	\$216,242	\$81,375	\$126,295	\$207,670	\$217,505
TOTAL EVDENDITUDEC	¢(70.01(¢224.0 F 1	¢200 F27	¢715 270	¢(0(000
TOTAL EXPENDITURES	\$679,816	\$324,851	\$390,527	\$715,378	\$696,082
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$18,234	\$28,980	\$-	\$28,980	\$25,000
TOTAL OTHER SOURCES/(USES)	\$18,234	\$28,980	\$-	\$28,980	\$25,000
EXCESS REVENUES (EXPENDITURES)	\$-	\$369,889	\$(369,889)	\$-	\$-

Wynnfield Lakes Community Development District

Proposed Budget	
Capital Reserve Fund	

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>REVENUES:</u>					
Interest Income	\$2,000	\$2,528	\$2,100	\$4,628	\$11,115
Capital Reserve Funding - Transfer In	100,000	100,000	50,308	150,308	100,000
Carry Forward Balance	109,646	82,724	-	82,724	137,060
TOTAL REVENUES	\$211,646	\$185,252	\$52,408	\$237,660	\$248,175
EXPENDITURES:					
Capital Outlay	\$100,000	\$13,032	\$86,968	\$100,000	\$-
Entry Sign	-	-	-	-	20,420
Exerior Wall Lights	-	-	-	-	3,781
Office Furniture & Equipment	-	-	-	-	4,538
Parking Lot Paver Maintenance	-	-	-	-	4,538
Pendent Lights at Open Deck Area	-	-	-	-	8,471
Pickle Ball Court Resurfacing	-	-	-	-	6,655
Security Camera System	-	-	-	-	10,891
Other Current Charges	600	252	348	600	600
TOTAL EXPENDITURES	\$100,600	\$13,284	\$87,316	\$100,600	\$59,894
EXCESS REVENUES (EXPENDITURES)	\$111,046	\$171,967	\$(34,908)	\$137,060	\$188,281

Capital Reserve Study

<u>General</u>

Decsription	FY 2025-
Decsription	Reserve Study
Reserves Beginning of Year	\$378,930
Contributions	\$50,861
Interest Income	\$11,115
Expenditures	(\$59,294)
Anticipated Balance	\$381,612

Budget Fiscal Year 2024

Decsription	Budget FY2025
Reserves Beginning of Year	\$82,724
Contributions	100,000
Interest Income	11,115
Expenditures	(59,894)
Anticipated Balance	\$133,945
Variance Reserve Study Vs Actual	(\$247,667)

Wynnfield Lakes Community Development District

Exhibit "A"

Allocation of Operating Reserve

OPERATING RESERVE

Beginning Fund Balance - Fiscal Year 2023	\$ 332,781
Net change in Fund Balance - Fiscal Year 2024	-
Total Funds Available (Estimated) - 9/30/24	 332,781
ALLOCATION OF AVAILABLE FUNDS	
Operating Reserve - First Quarter Operating Capital ⁽¹⁾	174,021
Projected Additional Transfer to Capital Reserve	158,760
Total Allocation of Available Funds	 332,781
Total Unassigned (undesignated) Cash	 0

Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Clubhouse Income

Represents estimated income from the rental of the Community Room.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-North Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – North Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

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.

Meeting Room

Cost to rent seminar room for meetings.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures – Maintenance	
----------------------------	--

Property 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.

Vendor	Service	Location
JEA	Irrigation	12319 Wynnfield Lakes Dr
JEA	Irrigation	12510 Diamond Springs Dr

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.

Vendor	Monthly fee	Annually
Vesta Property Services	\$2,392	\$28,700

Security Service / Monitoring

The District has contracted with Fidelity Security Operations, LLC to provide Onsite security Guard Duty. Guards 5 nights a week.

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - 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.

Vendor	Service	Monthly fee	Annually
Kohen	Maintenance	\$5,641	\$67,692

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

Lake Maintenance

The District has contracted with Solitude Lake Management, 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

Vendor	Service	Monthly fee		Annually
The Lake Doctor	Maintenance	\$810		\$9,720
The Lake Doctor	Grass Carp	\$0		\$945
			Total	\$10,665

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

Reserve Funding -CY

Represents funds needed for Capital Projects.

Expenditures – Amenity	

Amenity Center Management

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

-	Vendor	Monthly fee	Annually
	Vesta Property Services	\$6,744	\$80,925
Facility Attendant			
Cost of attendant responsible for the	daily operations of the facility provided	d by Vesta Property Services.	
	Vendor	Monthly fee	Annually
	Vesta Property Services	\$1,021	\$12,250
General Facility Maintenance			
Cost of routine repairs and maintena	nce of the District's Amenity Center and	l common areas.	
	Vendor	Monthly fee	Annually
	Vesta Property Services	\$1,562	\$18,740

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures – Amenity	(continued)			
Utility - Electric				
		lighting at the Amenity	Center and has contracted with a	security company for
the monitoring of the emerge	ency phone. Vendor	Service	Location	
	JEA	Electric	12319 Wynnfield Lakes D	r
	JEA	Electric	12397 Wynnfield Lakes a	
Utility - Water & Sewer				•
The District has various utilit	y accounts with JEA for v	water/sewer at the Am	enity Center.	
	Vendor Service		Location	
	JEA	Water	12319 Wynnfield Lakes D	r
	JEA	Sewer	12319 Wynnfield Lakes D	r
Telephone/Internet & Cab Services provided at the Ame				
Repairs & Replacements Cost of routine repairs and re	eplacements of the Distri	ct's Amenity Center.		
Fitness Equipment Mainter Southeast Fitness Repair is m		luipment.		
Fitness Center Supplies Supplies needed to stock the	fitness center as well as	cleaning supplies		
Pool Maintenance				
The District has contracted w	vith Vesta Property Servi	ces for the maintenance	e and chemicals of the Amenity Cer	nter Swimming Pool.
	Vendor		Monthly fee	Annually
	Vesta Property	y Services	\$1,252	\$15,022
Pool Chemicals				
PoolSure provides the chemi	cals for the Amenity Cen	ter Swimming Pool.		
	Vendor		Monthly fee	Annually
	Vesta Property	y Services	\$800	\$9,600
Janitorial Service/Supplies				
The District has contracted w		ces, Inc. to provide jani	torial services and supplies for the	
	Vendor Vesta Property	u Somicoo	Monthly fee \$789	Annually \$9.470
Office Supplies/Mailings/P	rintings	y services	\$189	\$9,470
Consists of mailings to reside	nts, etc.			
Operating Supplies Purchase of supplies for the I	District's pool, clubhouse	e, etc.		
Permit Fees Represents Permit Fees for A	SCAP, SESAC and Depart	tment of Health for the	swimming pool permit.	
Special Events Represents estimated cost fo	r the District to host any	special events for the c	ommunity throughout the Fiscal Y	ear.
Recreation Passes Represents the estimated cos	st for access cards to the	District's Amenity Cent	er.	

Holiday Lighting

Holiday lighting throughout the district.

Community Development District

Budget Narrative

Fiscal Year 2025

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.

Wynnfield Lakes Community Development District Proposed Budget

Debt Service Series 2014 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>REVENUES:</u>					
Special Assessments-On Roll	\$517,894	\$512,534	\$8,045	\$520,579	\$517,898
Interest Earnings	5,000	11,685	8,315	20,000	10,000
Carry Forward Surplus ⁽¹⁾	133,388	131,788	-	131,788	125,187
TOTAL REVENUES	\$656,282	\$656,007	\$16,360	\$672,367	\$653,085
EXPENDITURES:					
Interest - 11/01	\$109,100	\$109,100	\$-	\$109,100	\$103,663
Interest - 05/01	109,100	-	109,100	109,100	103,663
Principal - 05/01	300,000	-	300,000	300,000	310,000
TOTAL EXPENDITURES	\$518,200	\$109,100	\$409,100	\$518,200	\$517,325
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$(18,234)	\$(28,980)	-	(28,980)	(25,000)
TOTAL OTHER SOURCES/(USES)	\$(18,234)	\$(28,980)	\$-	\$(28,980)	\$(25,000)
TOTAL EXPENDITURES	\$536,434	\$138,080	\$409,100	\$547,180	\$542,325
EXCESS REVENUES (EXPENDITURES)	\$119,848	\$517,927	\$(392,740)	\$125,187	\$110,760
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest D	Interest Due 11/1/25	

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Wynnfield Lakes Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2014 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$4,775,000		\$-	\$103.663	\$103,663
05/01/25	4,775,000	3.750%	310,000	\$103,663	,
11/01/25	4,465,000		-	\$97.850	\$511,513
05/01/26	4,465,000	4.000%	325,000	\$97,850	, , ,
11/01/26	4,140,000		-	\$91,350	\$514,200
05/01/27	4,140,000	4.250%	340,000	\$91,350	
11/01/27	3,800,000		-	\$84,125	\$515,475
05/01/28	3,800,000	4.250%	350,000	\$84,125	
11/01/28	3,450,000		-	\$76,688	\$510,813
05/01/29	3,450,000	4.250%	365,000	\$76,688	
11/01/29	3,085,000		-	\$68,931	\$510,619
05/01/30	3,085,000	4.250%	385,000	\$68,931	
11/01/30	2,700,000		-	\$60,750	\$514,681
05/01/31	2,700,000	4.500%	400,000	\$60,750	
11/01/31	2,300,000		-	\$51,750	\$512,500
05/01/32	2,300,000	4.500%	420,000	\$51,750	
11/01/32	1,880,000		-	\$42,300	\$514,050
05/01/33	1,880,000	4.500%	440,000	\$42,300	
11/01/33	1,440,000		-	\$32,400	\$514,700
05/01/34	1,440,000	4.500%	460,000	\$32,400	
11/01/34	980,000		-	\$22,050	\$514,450
05/01/35	980,000	4.500%	480,000	\$22,050	
11/01/35	500,000		-	\$11,250	\$513,300
05/01/36	500,000	4.500%	500,000	\$11,250	\$511,250
Total			\$4,775,000	\$1,486,213	\$6,261,213

Wynnfield Lakes

Community Development District

Non-Ad Valorem Assessments Comparison

2024-2025

Neighborhood	0&M Units	Bonds Units 2014	Annual M	aintenance Ass	sessments	Annu	al Debt Assessi	nents	Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
Single Family Multy Family	372 204	370 0	\$1,400.72 \$938.50	\$1,400.72 \$938.50	\$0.00 \$0.00	\$1,518.48 \$0.00	\$1,518.48 \$0.00	\$0.00 \$0.00	\$2,919.20 \$938.50	\$2,919.20 \$938.50	\$0.00 \$0.00
Total	576	370									

NINTH ORDER OF BUSINESS

D.

1.



Wynnfield Lakes CDD Meeting, March 20, 2024

Field Operations Manager Report

Date of report: 3-12-24

Submitted by: Ken Thomas

KOEHN / LANDSCAPING:

• We receive service every other week from Koehn. See service reports for more detailed landscaping information (Service report attached).

SOLITUDE:

• The ponds are inspected once a month. Solitude will make additional visits based on pond conditions/ requests (Service report attached).

POOL:

• The pools are cleaned a minimum of three times per week and chemicals are checked daily (Service reports attached).

PLAYGROUND:

• The playground is inspected once per month. (Service report attached)

Suggestion/Complaint Form:

- Bathrooms are nasty like a gas station
- Speed bumps in community Survey request submitted on-line
- Shade structure over playground swings Waiting on quotes
- Bottle filler broken Pricing attached for replacement water fountain
- Gaga Ball pricing Pricing attached

PROJECTS UNDERWAY / COMPLETED:

- Multiple Walmart carts returned
- Ultrasonic duck deterrents installed
- Pond 4 issues
- Gates along Wynnfield Lakes Dr. repaired, and new hasps and locks installed
- Dumpster gates repaired and new lock hasp installed
- New swings installed on playground
- Addressing any rust on playground equipment
- Playground structure painting Quote requested
- Splash pool filter grids require changing Quote attached
- Entry monuments, sidewalks, and fencing along WLD power washing Quotes requested
- Entry landscape rendering / pricing Proposal attached
- Sod replacement Proposal attached
- Holly replacement Proposal attached
- Viburnum replacement Proposal attached
- Event Field aeration Proposal attached
- Playground mulch Proposal attached
- Tree trimming along Wynnfield Lakes Dr. Proposal attached
- Tennis court holly trimming Proposal attached
- Landscaping update for outflow area Proposal attached

REGULAR SERVICES:

- Regular services and cleaning done according to contract
- Fitness Center cleaned five days per week
- Restrooms cleaned three times per week
- Trash picked up Monday through Friday, around Amenity Center, and CDD common areas
- Trash picked up along Kernan Blvd once a week

PLAYGROUND SAFETY INSPECTION CHECKLIST:

1. NY

IT IS RECOMMENDED THAT YOU USE THIS CHECKLIST TO COMPLETE PERIODIC SAFETY CHECKS OF THE OUTDOOR PLAY AREA TO REDUCE THE POTENTIAL FOR ACCIDENTS AND INJURIES.

OTHER WAYS TO MAKE THE PLAYGROUND SAFE INCLUDE TALKING TO THE CHILDREN ABOUT THE RULES OF HOW TO USE THE EQUIPMENT; PROPER PLACEMENT OF EQUIPMENT TO ALLOW TRAFFIC BETWEEN THE EQUIPMENT; POSITIONING THE STAFF FOR MAXIMUM SUPERVISION OF ALL CHILDREN, AND STAFF ATTENTIVENESS TO WHAT CHILDREN ARE DOING; SEPARATE PLAY AREAS FOR DIFFERENT AGE GROUPS OR VARIED SCHEDULES FOR OUTDOOR PLAY TIMES; AND LIMITING THE NUMBER OF CHILDREN IN DIFFERENT AREAS. KEEP IN MIND THAT NOT ALL PLAY EQUIPMENT IS MANUFACTURED WITH MULTIPLE CHILDREN IN MIND OR FOR MULTIPLE AGE GROUPS

- CHECK THE EQUIPMENT FOR CRACKS, BENDING, WARPS, RUSTING, OR BREAKAGE OF ANY COMPONENT
- CHECK AND RAKE MULCH BACK UNDER SWINGS AND SLIDES THAT HAVE BEEN PUSHED OUT
- CHECK FOR ANY TRASH OR OTHER CHOKING HAZARDS
- CHECK FOR ANY CRACKED TOYS THAT MAY POSE A PINCHING HAZARD
- CHECK FOR LOOSE NUTS, BOLTS, AND CAPS OR PROTRUDING BOLTS WITH SHARP EDGES AND NO CAPS
- CHECK FOR PROTRUDING NAILS ON PLAY EQUIPMENT OR FENCES
- CHECK FOR RUSTY EQUIPMENT AND TOYS ACCESSIBLE TO CHILDREN TWENTING Rust Spots
- CHECK THE CHAINS ON SWINGS TO SEE THAT THEY ARE SECURELY ATTACHED
- CHECK FOR VANDALISM (BROKEN GLASS, TRASH)
- MONITOR SAND AND PLAY AREA FOR ANIMAL FECES, POISONOUS PLANTS, MUSHROOMS
- CHECK THE ENERGY ABSORPTIVE MATERIAL UNDER AND AROUND THE PLAY EQUIPMENT, RAKE IF NECESSARY

- CHECK FOR TRIPPING HAZARDS, SUCH AS EXPOSED FOOTINGS, ROOTS, ROCKS, ETC.
- CHECK FOR SLIPPING HAZARDS, SUCH AS SAND ON WALKWAYS OR PAVEMENT
- MAR CHECK TIRES FOR POOLING WATER, BEE HIVES
- CHECK FOR BROKEN SUPPORTS/ANCHORS
- CHECK FOR LACK OF LUBRICATION ON MOVING PARTS.
- CHECK FOR POOR DRAINAGE AREAS
- CHECK FOR CHIPPING OR PEELING PAINT ON ALL TOYS, EQUIPMENT, AND BUILDINGS
- CHECK FOR SHARP EDGES AND POINTS ON TOYS, FENCES, PLAY EQUIPMENT, ETC
- MONITOR FENCE FOR THORNY PLANTS OR BUSHES THAT MAY BE ACCESSIBLE TO CHILDREN'S REACH
- CHECK TO SEE THAT ALL GATES ON POOL FENCES ARE LATCHED
- CHECK TO SEE THAT ALL SELF LATCHING DEVICES ON GATES ARE FUNCTIONING PROPERLY
- CHECK TO SEE THAT THERE ARE NO ANTS OR OTHER BITING INSECTS

SN. 20 20

SIGNATURE AND POSITION OF STAFF MEMBER COMPLETING SELF INSPECTION

124 21 2

T.

DATE OF SELF INSPECTION

PLAYGROUND SAFETY INSPECTION CHECKLIST:

IT IS RECOMMENDED THAT YOU USE THIS CHECKLIST TO COMPLETE PERIODIC SAFETY CHECKS OF THE OUTDOOR PLAY AREA TO REDUCE THE POTENTIAL FOR ACCIDENTS AND INJURIES.

OTHER WAYS TO MAKE THE PLAYGROUND SAFE INCLUDE TALKING TO THE CHILDREN ABOUT THE RULES OF HOW TO USE THE EQUIPMENT; PROPER PLACEMENT OF EQUIPMENT TO ALLOW TRAFFIC BETWEEN THE EQUIPMENT; POSITIONING THE STAFF FOR MAXIMUM SUPERVISION OF ALL CHILDREN, AND STAFF ATTENTIVENESS TO WHAT CHILDREN ARE DOING; SEPARATE PLAY AREAS FOR DIFFERENT AGE GROUPS OR VARIED SCHEDULES FOR OUTDOOR PLAY TIMES; AND LIMITING THE NUMBER OF CHILDREN IN DIFFERENT AREAS. KEEP IN MIND THAT NOT ALL PLAY EQUIPMENT IS MANUFACTURED WITH MULTIPLE CHILDREN IN MIND OR FOR MULTIPLE AGE GROUPS TV CHECK THE EQUIPMENT FOR CRACKS, BENDING, N CHECK FOR TRIPPING HAZARDS, SUCH AS WARPS, RUSTING, OR BREAKAGE OF ANY EXPOSED FOOTINGS, ROOTS, ROCKS, ETC. COMPONENT M CHECK AND RAKE MULCH BACK UNDER SWINGS M CHECK FOR SLIPPING HAZARDS, SUCH AS SAND ON AND SLIDES THAT HAVE BEEN PUSHED OUT WALKWAYS OR PAVEMENT CHECK FOR ANY TRASH OR OTHER CHOKING V CHECK TIRES FOR POOLING WATER, BEE HIVES HAZARDS CHECK FOR ANY CRACKED TOYS THAT MAY N POSE A PINCHING HAZARD CHECK FOR BROKEN SUPPORTS/ANCHORS CHECK FOR LOOSE NUTS. BOLTS, AND CAPS OR PROTRUDING BOLTS WITH SHARP EDGES AND NO CHECK FOR LACK OF LUBRICATION ON MOVING M CAPS PARTS. CHECK FOR PROTRUDING NAILS ON PLAY EOUIPMENT OR FENCES CHECK FOR POOR DRAINAGE AREAS TX CHECK FOR RUSTY EQUIPMENT AND TOYS CHECK FOR CHIPPING OR PEELING PAINT ON ALL TOYS, EQUIPMENT, AND BUILDINGS ACCESSIBLE TO CHILDREN THEAD TUST M CHECK THE CHAINS ON SWINGS TO SEE THAT M CHECK FOR SHARP EDGES AND POINTS ON TOYS, THEY ARE SECURELY ATTACHED FENCES, PLAY EQUIPMENT, ETC M M CHECK FOR VANDALISM (BROKEN GLASS, TRASH) MONITOR FENCE FOR THORNY PLANTS OR BUSHES THAT MAY BE ACCESSIBLE TO CHILDREN'S REACH M MONITOR SAND AND PLAY AREA FOR ANIMAL CHECK TO SEE THAT ALL GATES ON POOL FENCES D FECES, POISONOUS PLANTS, MUSHROOMS ARE LATCHED CHECK TO SEE THAT ALL SELF LATCHING DEVICES N 12 ON GATES ARE FUNCTIONING PROPERLY CHECK THE ENERGY ABSORPTIVE MATERIAL UNDER AND AROUND THE PLAY EQUIPMENT, CHECK TO SEE THAT THERE ARE NO ANTS OR TU RAKE IF NECESSARY N **OTHER BITING INSECTS**

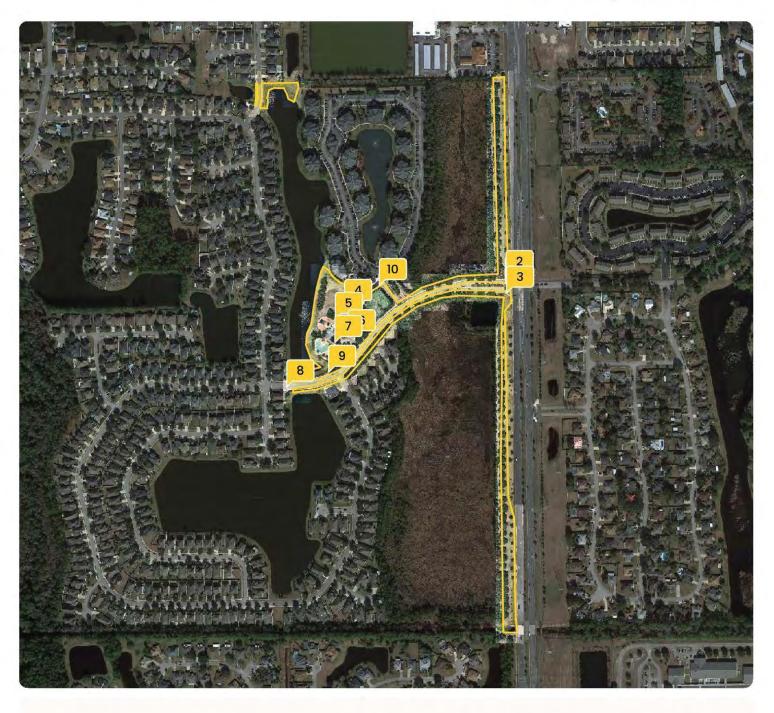
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SIGNATURE AND POSITION OF STAFF MEMBER COMPLETING SELF INSPECTION

3-1-24

DATE OF SELF INSPECTION





Wynnfield Lakes CDD Spring Audit.pdf

E Partial on Site

12337 Wynnfield Lakes Dr, Jacksonville, FL 32246, USA Jacksonville, Florida

Created onStatusParcel sizeNo. of notesSeptember 06, 2023Approved10.31 Acres10

Property Map:

https://app.siterecon.ai/project/3ac0652b-8697-4b20-aa83-7ec19aecb9a5-213620231109152228



1 Entry Median

Created on February 28, 2024 by Robert ③ created on site

Annuals are not at their best due to being close to our April rotation. Leaves/ weeds in annual beds will be removed upon our next scheduled visit. Surrounding turf is holding good color with minimal to no weed pressure.



Map location







2 Entry Side of Kernan Entrance

Created on February 28, 2024 by Robert ③ created on Site

Recommendations along with rendering has been sent for consideration. We recommend removing dated plant materials. This would be with the intention of consolidating bed space along with bringing a modern aesthetic curb appeal utilizing trending materials.











3 Exit Side Kernan

Created on February 28, 2024 by Robert ③ created on Site

Recommendations for bed consolidation sent with cost and rendering for consideration. Areas of turf require replacement along Kernan. I recommend waiting unit early April for evaluation of replacement. This will give us additional time to see what will come back can prior to replacement.



Map location







4 Community Bermuda Play Park

Created on February 28, 2024 by Robert ③ created on Site

Overall Turf is in healthy condition holding a dormant color as to be expected this time of year. Expect full green up by the end of march early April. Recommend aerification with short shutdown period to provide relief from heavy winter use compaction.



Map location







5 Plar Park Mulch

Created on February 28, 2024 by Robert ③ created on Site

After review of play park we are below regulation depth under swings and footers of surrounding equipment. Recommend the addition of 35 cuyd of certified play park mulch.







6 Amenity Center Parking Area

Created on February 28, 2024 by Robert ③ created on site

Turf in parking area is holding optimal color for this time of year with minimal weed pressure. Amenity beds require spring mulch in parking and pool area.



Map location













7 Amenity Center Pool

Created on February 28, 2024 by Robert ③ Created on site

No issues to report. Recommend the addition of spring mulch.



Map location







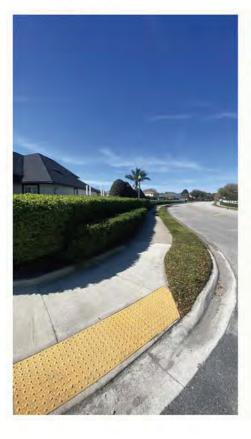
8 Community Bridge

Created on February 28, 2024 by Robert

Surrounding plant materials are thriving with minimal weed invasion in hollies. This will be removed upon our next scheduled visit. Also recommend to addition of 7 Hollies to fill voids in fence line.

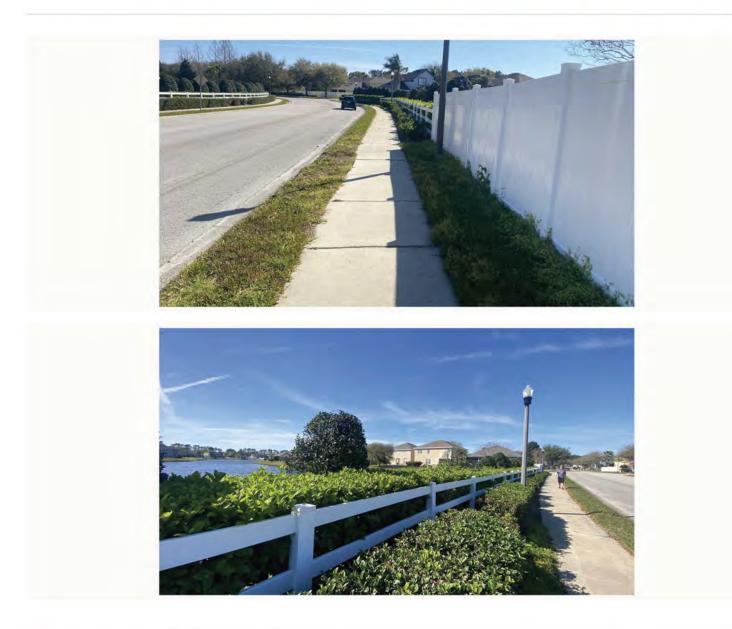


Map location









9 Community Bridge Continued

Created on February 28, 2024 by Robert ③ created on Site

Shrub line has multiple areas of foot and car damaged Viburnum. Qty. Needed 20 7gal.

















10 Tennis Court Surrounding.

Created on February 28, 2024 by Robert ③ created on site

Tennis court surrounding trees require canopy lift with core clean out. Two trees in parking areas closest to courts are in need of removal. On the back left corner perimeter of courts has turf loss due to summer lighting strike shutting down surrounding zones along with neighboring community plex. Qty. needed 2 pallets St. Augustine.



Map location











SELITUDE

		Account	Wynnfield Lakes CDD
Work Order	00494887	Contact	Morgan Puletti
Work Order Number	00494887	Address	12337 Wynnfield Lake Drive Jacksonville, FL 32246
Created Date	2/26/2024		

Work Details

Work Order Assets

Specialist Comments to Customer Treated ponds 1-3 and 6 for grasses. Ponds are looking good at this time.

Prepared By

Patrick Williams

Asset Status Product Work Type Lake 6 Inspected Lake 5 Inspected Lake 1 Inspected Lake Front Inspected Lake-ALL Treated Lake 4 Inspected Lake 2 Inspected Lake 3 Inspected

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake-ALL	TEMP	
Lake-ALL	рН	
Lake-ALL	DO	
Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-ALL	SHORELINE WEED CONTROL	
Lake-ALL	MONITORING	
Lake-ALL	LAKE WEED CONTROL	
Lake-ALL	ALGAE CONTROL	
Lake Front	TEMP	
Lake Front	рН	
Lake Front	DO	
Lake Front	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake Front	SHORELINE WEED CONTROL	
Lake Front	MONITORING	
Lake Front	LAKE WEED CONTROL	
Lake Front	ALGAE CONTROL	

SELITUDE

		Account	Wynnfield Lakes CDD
Work Order	00494887	Contact	Morgan Puletti
Work Order Number	00494887	Address	12337 Wynnfield Lake Drive Jacksonville, FL 32246
Created Date	2/26/2024		
Lake 6	TEMP		
Lake 6			
Lake 6	pH DO		
Lake 6	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Lake 6	SHORELINE WEED CONTROL		
Lake 6	MONITORING		
Lake 6			
Lake 6	ALGAE CONTROL		
Lake 5	TEMP		
Lake 5	pH		
Lake 5	DO		
Lake 5	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Lake 5	SHORELINE WEED CONTROL		
Lake 5	MONITORING		
Lake 5	LAKE WEED CONTROL		
Lake 5	ALGAE CONTROL		
Lake 4	TEMP		
Lake 4	pН		
Lake 4	DO		
Lake 4	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Lake 4	SHORELINE WEED CONTROL		
Lake 4	MONITORING		
Lake 4	LAKE WEED CONTROL		
Lake 4	ALGAE CONTROL		
Lake 3	ТЕМР		
Lake 3	рН		
Lake 3	DO		
Lake 3	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Lake 3	SHORELINE WEED CONTROL		
Lake 3	MONITORING		
Lake 3	LAKE WEED CONTROL		
Lake 3	ALGAE CONTROL		
Lake 2	TEMP		
Lake 2	рН		

SELITUDE

		Account	Wynnfield Lakes CDD
Work Order	00494887	Contact	Morgan Puletti
Work Order Number	00494887	Address	12337 Wynnfield Lake Drive Jacksonville, FL 32246
Created Date	2/26/2024		
Lake 2	DO		
Lake 2	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Lake 2	SHORELINE WEED CONTROL		
Lake 2	MONITORING		
Lake 2	LAKE WEED CONTROL		
Lake 2	ALGAE CONTROL		
Lake 1	TEMP		
Lake 1	pН		
Lake 1	DO		
Lake 1	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Lake 1	SHORELINE WEED CONTROL		
Lake 1	MONITORING		
Lake 1	LAKE WEED CONTROL		
Lake 1	ALGAE CONTROL		
Lake 3			
Lake 2			
Lake 4			
Lake-ALL		Treated ponds 1-3 and 6 for	grasses. Ponds are looking good at this time.
Lake Front			
Lake 1			
Lake 5			
Lake 6			

SOLITUDE

		Account	Wynnfield Lakes CDD
Work Order	00498069	Contact	Morgan Puletti
Work Order Number	00498069	Address	12337 Wynnfield Lake Drive Jacksonville, FL 32246
Created Date	2/26/2024		

Work Details

Specialist	Inspected the fountain. Fountain looks good at	Prepared By	Patrick Williams
Comments to	this time.		
Customer			

Work Order Assets

Asset	Status	Product Work Type
Fountain 1	Inspected	
Fountain 3	Inspected	
Fountain 2	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Fountain 3	CHECK POWER CABLE	
Fountain 3	PANEL COMPONENT CHECK	
Fountain 3	LIGHTING INSPECTION (IF APPLICABLE)	
Fountain 3	FOUNTAIN FUNCTIONALITY	
Fountain 2	CHECK POWER CABLE	
Fountain 2	PANEL COMPONENT CHECK	
Fountain 2	LIGHTING INSPECTION (IF APPLICABLE)	
Fountain 2	FOUNTAIN FUNCTIONALITY	
Fountain 1	CHECK POWER CABLE	
Fountain 1	PANEL COMPONENT CHECK	
Fountain 1	LIGHTING INSPECTION (IF APPLICABLE)	
Fountain 1	FOUNTAIN FUNCTIONALITY	
Fountain 2		Inspected the fountain. Fountain looks good at this time.
Fountain 3		Inspected the fountain. Fountain looks good at this time.
Fountain 1		Inspected the fountain. Fountain looks good at this time.



STATE OF FLORIDA DEPARTMENT OF HEALTH MONTHLY SWIMMING POOL REPORT

STATE PERMIT #___

DATE Feb 2024

Days of month	Chlorine residual			pН			Filter Gauge Reading			POOL VOLUME IN GALLONS			
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum In/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	. No. Patrons	Remarks Enter items such as: Total aikalinity, hardness, oyanuric acid, equipment breakdown, excessive poo water loss, filter backwash, water clarity
1	3	2 · · · · · · · ·		7.4		1960 - C 1						11	Skim HH Grids
2	3	1100		7.4							1		SRIM HH Grids
3		1					1					1	a.
4				1						1			
5	3			7.4	1								Skine
6	1			7.4									SKIM HH
7	1	()		7.8									Skin
8	3		[7.4			-				1		Skim
9	3			7.2			1					(SKIM HH
10													and dans a second s
11													
12	1			7.8									Skint
13	3			7.4		-			A			(1994) (1994)	Strin
14	3			7.6									Skim
15	200			7.6									SRIM HH
16	3.1			7.41						1			Skin Grifs
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18								5.00					
19													
20	2			7.4									SKIM
21	3			7.4									Skin
22				7.4									SKIM HH
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24						-							antingen an east of the second state of the se
25													
26	5			7,2									SKIM HH
27	31			1.0									SKIM
28	31			7.0									5km
29	2			7,2									SPINC HH
30													
31													



STATE PERMIT #

STATE OF FLORIDA DEPARTMENT OF HEALTH MONTHLY SWIMMING POOL REPORT

DATE Fels 2024

- 1

1

Days of month	Chlorine residual			pН			Filter Gauge Reading			POOL VOLUME IN GALLONS			
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	. No, Patrons .	Remarks Enter Items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive por water loss, filter backwash, water clarity
1	1			7.2			1						Skim
2	3			7.4		1200.00				1			Skim Grubs
3		n											
4						N	1					1	
5	1			7.6		1.00				1000			Skim
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7	1		1	7.6				1.0.00					Skim
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10			1				V	-	-		1		
11											1.0.000	Reput Area	
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13	2			7.6			1						Skim
14	3		- (J 1)	7.2									Sking
15	3	1.		7.0									Skim
16	3.			7.0						1000			Skim Grids
17													
18							1			1			
19											· · · · · · · · · · · · · · · · · · ·		
20	3			7.6									Skim
21	3			7.2							· · · · · · · · · · · · · · · · · · ·		Skim
22	3			76								-	Skim
23	5	1		7.4									SKIM Grids
24			1			1							
25	1		1	1	-								
26	7.5			7.4									Skin
27	2			7.01				C		2.00			SKIM
28	3			7.4									Skin
29	2			7.4							1		Skin
30													



STATE PERMIT #_

STATE OF FLORIDA DEPARTMENT OF HEALTH MONTHLY SWIMMING POOL REPORT

DATE Mar 2024

Days of month	OF POOL Main Chlorine residual			pН			Filter Gauge Reading			POOL VOLUME IN GALLONS			
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	, No. Patrons	Remarks Enter Items such as: Totat atkalinity, hardness, cyanuric acid, equipment breakclown, excessive poo water loss, filter backwash, water clarity
1	1	15 01		7.4	1			2000					SKINL HH
2	400			23									Selenter State
3					S	1000		No				A	
4	1	6.000		7.6									Skin
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6	1	1		7.6				1	1				Skim
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STATE PERMIT #_

STATE OF FLORIDA DEPARTMENT OF HEALTH MONTHLY SWIMMING POOL REPORT

DATE Mar 2024

Days of month		<u>FPOOL_Splas</u> Chlorine residual			pН			Filter Gauge Reading			POOL VOLUME IN GALLONS		
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	. No. Patrons .	Remarks Enter Items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive por water loss, filter backwash, water clarity
1	3			7.4		1000							Skim
2					1000							·	
3													
4	5		1000 TO 1	7.4		10000					1.	0	Skim
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6	7.5			719	(Y								Skine Skine
7	7,5			7,6	1								Skin Grizs
8	7.5			7.6					12		1		Skin
9			1									-	
10			1.111.19										
11	3			7.6	12		1.5		1				SKim SKim
12	7.5			7.2									SKim
13			1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -									()	
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15		1											
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30													and the second
31													

2.



3/12/24, 11:19 AM

Amazon.com: Elkay EZH2O Bottle Filling Station & Versatile Bi-Level ADA Cooler, Filtered 8 GPH Stainless : Home & Kitchen



3.



Big Z Pool Service LLC 9048684660 CPC1459355 172 Stokes Landing Rd. Saint Augustine, FL 32095

Prepared For Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr. Jacksonville, FL 32246

Estimate Date 02/20/2024

Estimate Number 0000075

Reference Filter Grids Elements

Description	Rate	Qty	Line Total
17.5x24x2 Filter Grids Elements	\$52.00	17	\$884.00
Labor to remove the existing grids, clean the tank, and install new filter grids. After installation, we will pre-coat with filter powder.	\$395.00	1	\$395.00

Subtotal Tax
Estimate Total (USD)

Notes

If you have any questions or concerns, please email office@bigzpoolservice.com

Terms

Valid for 30 days from 2/20/24 No deposit required; however, payment is due net10 upon completion.



AMENITY MAINTENANCE GROUP

CUSTOMER QUOTATION NO. 68

Wynnfield lakes 12319 Wynnfield Lakes Drive	Order No:	WL31124
Jacksonville FL 32246	Valid For:	30 Days

Description:

This proposal includes pressure washing all vinyl fencing (11,800 Sq. Feet) along the entrance road, both sides of Wynnfield Lakes Drive to include the sidewalk/curbing (13,120 Sq feet) and the monument at the entrance.

Thank you for your business!	Total	\$2,462.49
	iotai	ψ2,402.40

Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, Fl. 32202



February 20, 2024 Wynnfield Lakes CDD Contract No. - 4900

\$20,453.50

This is the cost association for the provided rendergins. Each area will have irrigation re-routed/ adjusted to provide optimal coverage to new materials. Existing Agapanthus will be removed/ re-used in the enhancement project. With the transplanting of materials Koehn does not provide any warranty coverage.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Japanese Blueberry 30gal FTG	5.00	\$380.00	\$1,900.00
Duranta Gold Mound 3gal	130.00	\$15.95	\$2,073.50
Jasmine 1gal	300.00	\$7.65	\$2,295.00
Crepe Myrtle Nacho 45gal Multi Trunk	5.00	\$785.00	\$3,925.00
St. Augustine Sod	5.00	\$550.00	\$2,750.00
Agapanthus Transplant	1.00	\$600.00	\$600.00
Pine Bark Mini cuyd	25.00	\$60.00	\$1,500.00
Irrigation Misc. Fittings	1.00	\$1,250.00	\$1,250.00
Labor - Enhancement	64.00	\$65.00	\$4,160.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$20,453.50
	\$0.00	\$20,453.50
	Sale	\$20,453.50
	Sales Tax	\$0.00
	Total	\$20,453.50

Ву

Robert Beladi

Ву

Date 2/20/2024

Date

DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor Wynnfield Lakes CDD

DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor • 1872 Everlee Road • Page 2/2 Jacksonville, FL 32216









Contract No. - 5037

This is for the replacement of sod along community bridge at the end on the exit side. As well as replacement next to tennis courts back left corner near stop sign.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
St. Augustin Sod	3.00	\$550.00	\$1,650.00
Disposal	1.00	\$295.00	\$295.00
Labor - Enhancement	16.00	\$65.00	\$1,040.00
labor - Irrigation	2.00	\$65.00	\$130.00
			\$3,115.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$3,115.00
	\$0.00	\$3,115.00
	Sale	\$3,115.00
	Sales Tax	\$0.00
	Total	\$3,115.00

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Wynnfield Lakes C Koehn Outdoor			CDD	_
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor • 1872 Everlee Road • Jacksonville, FL 32216			Page	1/1





Contract No. - 5034

This is for the replacement of Hollies along the exit side of bridge.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Eagleston Holly FTG 45gal	3.00	\$1,295.00	\$3,885.00
Labor - Enhancement	16.00	\$65.00	\$1,040.00
Misc. Irrigation Fittings	1.00	\$600.00	\$600.00
			\$5,525.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$5,525.00
	\$0.00	\$5,525.00
	Sale	\$5,525.00
	Sales Tax	\$0.00
	Total	\$5,525.00

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor	D/B/A Wynnfield Lakes CDI		CDD	
	DM Koehn Landscaping, Inc. [Jack	D/B/A Koehn Outdoor • 1 (sonville, FL 32216	1872 Everlee Road •	Page	1/1



Contract No. - 5035

This is for the replacement of Viburnum along entry side of community bridge.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Viburnum Suspensum 7gal	20.00	\$55.00	\$1,100.00
Labor - Enhancement	16.00	\$65.00	\$1,040.00
labor - Irrigation	2.00	\$65.00	\$130.00
			\$2,270.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$2,270.00
	\$0.00	\$2,270.00
	Sale	\$2,270.00
	Sales Tax	\$0.00
	Total	\$2,270.00

Ву		Ву		
	Robert Beladi			
Date	3/11/2024	Date		
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor	Wynnfi	eld Lakes CDD	
		/A Koehn Outdoor • 1872 Everlee Ro nville, FL 32216	oad • Page	1/1



Contract No. - 5032

This is for the core aerification to be done in two directions. This is to provide compaction relief, thatch removal, along with increased oxigen transfer to root system. This will be followed up by an additional granular fertilizer to further promote root growth and assist with spring green up.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Aerator Rental	1.00	\$1,450.00	\$1,450.00
Labor - Enhancement	12.00	\$65.00	\$780.00
24-0-11 Granular Fertilizer	2.00	\$64.00	\$128.00
			\$2,358.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$2,358.00
	\$0.00	\$2,358.00
	Sale	\$2,358.00
	Sales Tax	\$0.00
	Total	\$2,358.00

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor		Wynnfield Lakes	CDD	
	DM Koehn Landscaping, In Ja	c. D/B/A Koehn Outdoor • 1 acksonville, FL 32216	1872 Everlee Road •	Page	1/1



Contract No. - 5033

This is for the addition of certified play park mulch to bring Amenity Play Park to regulation levels.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Certified Play Park Mulch cuyd	35.00	\$72.50	\$2,537.50
			\$2,537.50
WORK ORDER SUM	IMARY		
SERVICES		SALES TAX	TOTAL PRICE
General Enhancement		\$0.00	\$2,537.50
		\$0.00	\$2,537.50
	Sal	e	\$2,537.50
	Sal	es Tax	\$0.00
	Tot	al	\$2,537.50

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor		Wynnfield Lakes	CDD	
	DM Koehn Landscaping, In J	c. D/B/A Koehn Outdoor • 1 acksonville, FL 32216	872 Everlee Road •	Page	1/1



Contract No. - 5039

\$2,150.00

This is to elevate 10 live oaks on main road growing over fence. Elevate 15' over roadside and minimum of 8-10' over grass.

ІТЕМ	QTY	UNIT PRICE	TOTAL PRICE
Live Oak Canopy Lift	1.00	\$2,150.00	\$2,150.00
			\$2,150.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$2,150.00
	\$0.00	\$2,150.00
	Sale	\$2,150.00
	Sales Tax	\$0.00

Total

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor		Wynnfield Lakes	s CDD	
	DM Koehn Landscaping, In Ja	c. D/B/A Koehn Outdoor • 1 acksonville, FL 32216	872 Everlee Road •	Page	1/1



Contract No. - 5038

This is trim hollies off tennis courts fence and elevate hollies around dumpster.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Holly Pruning/ Canopy Lift	1.00	\$1,550.00	\$1,550.00
			\$1,550.00
WORK ORDER SUMMAR	RY		
SERVICES		SALES TAX	TOTAL PRICE
General Enhancement		\$0.00	\$1,550.00
		\$0.00	\$1,550.00
	-		• / • • •
	Sa	le	\$1,550.00
	Sa	les Tax	\$0.00
	То	tal	\$1,550.00

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor		Wynnfield Lakes	CDD	
	DM Koehn Landscaping, In J	c. D/B/A Koehn Outdoor • 1 acksonville, FL 32216	872 Everlee Road •	Page	1/1



Contract No. - 5036

This is for the addition of Bahia sod/ pink muhly grass to stabilize lake bank on Wynnfield Lakes Cr.. No irrigation is located in this area combined with a steep embankment drys this area during drought time causing turf and plant loss. Koehn can not guarantee any materials planted in this area.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bahia Sod	2.00	\$475.00	\$950.00
Pink Muhly 3gal	8.00	\$14.95	\$119.60
Labor - Enhancement	12.00	\$65.00	\$780.00
			\$1,849.60

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
General Enhancement	\$0.00	\$1,849.60
	\$0.00	\$1,849.60
	Sale	\$1,849.60
	Sales Tax	\$0.00
	Total	\$1,849.60

Ву		Ву			
	Robert Beladi				
Date	3/11/2024	Date			
	DM Koehn Landscaping, Inc. D/B/A Koehn Outdoor		Wynnfield Lakes	S CDD	
	DM Koehn Landscaping, In J	c. D/B/A Koehn Outdoor • 1 acksonville, FL 32216	872 Everlee Road •	Page	1/1

E.



Wynnfield Lakes CDD Meeting, March 20, 2024

General Manager Report

Date of report: 3-12-24

Submitted by: Lina Hernandez

Projects Accomplished

• On February 2 we presented our first Movie Night of the year and enjoyed a good turnout. We played the movie Super Mario Bros, and residents appeared to have a good time. We offered snacks and refreshments.



Projects in Progress

• Easter Egg Hunt:

Family fun event with Easter egg hunts, pictures with the Easter Bunny, airbrush tattoos, balloon artist, crafts, music, and food truck available. This event is scheduled for Saturday, March 23 from 10am to 12pm.



- BMP Summer Soccer Camps: June 3 June 7 / July 8 12 / July 15 19.
- Fidelity patrols. (Quote attached).

If you have any comments or questions, please contact me: <u>lihernandez@vestapropertyservices.com</u>

Vesta

TWELFTH ORDER OF BUSINESS

A.

Community Development District

Unaudited Financial Reporting February 29, 2024



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Capital Reserve Fund
5	Debt Service Fund Series 2014
6-7	Month to Month
8	Long Term Debt Report
9	Assessment Receipt Schedule

Wynnfield Lakes Community Development District

Combined Balance Sheet

February 29, 2024

		General Fund	De	bt Service Fund	Сар	Capital Reserve Fund		Totals rnmental Funds
Assets:								
<u>Cash:</u>								
Operating Account	\$	52,185	\$	-	\$	7,797	\$	59,982
Petty Cash		200		-		-		200
Investments:								
		-		-		170,854		170,854
US Bank Custody Account		684,053		-		-		684,053
<u>Series 2014</u>								
Reserve		-		263,448		-		263,448
Revenue		-		517,927		-		517,927
Total Assets	\$	736,438	\$	781,375	\$	178,651	\$	1,696,464
Liabilities:								
Accounts Payable	\$	33,768	\$	-	\$	6,683	\$	40,451
Total Liabilites	\$	33,768	\$	-	\$	6,683	\$	40,451
Fund Balance:								
Restricted for:								
Debt Service - Series	\$	-	\$	781,375	\$	-	\$	781,375
Assigned for:				,				,
Capital Reserve Fund		-		-		171,968		171,968
Unassigned		702,670		-		-		702,670
Total Fund Balances	\$	702,670	\$	781,375	\$	171,968	\$	1,656,013
	ф	70(400	¢ —	701 275	¢ —	170 (54	<u>ф</u>	1 (0) (4 6 4
Total Liabilities & Fund Balance	\$	736,438	\$	781,375	\$	178,651	\$	1,696,464

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prorated Budget Actual							
		Budget	Thr	ru 02/29/24	Thr	u 02/29/24	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	659,082	\$	652,264	\$	652,264	\$	_
Interest Income	Ψ	2,000	Ψ	833	Ψ	10,633	Ψ	9,800
Clubhouse and other Income		500		208		2,863		2,655
Total Revenues	\$	661,582	\$	653,305	\$	665,760	\$	12,455
Expenditures:								
<u>General & Administrative:</u>								
Supervisor Fees	\$	6,000	\$	2,000		1,600	\$	400
PR-FICA		459		153		122		31
Engineering		4,500		1,875		1,885		(10)
Attorney		20,000		8,333		6,961		1,372
Annual Audit		3,230		3,230		3,230		-
Assessment Administration		5,150		5,150		5,150		-
Arbitrage Rebate		600		-		-		-
Dissemination Agent		1,133		472		472		(0)
Trustee Fees		4,800		-		-		-
Management Fees		51,248		21,353		21,353		(0)
Information Technology		1,400		583		583		(0)
Website Maintenance		600		250		250		-
Travel & Per Diem		250		104		-		104
Telephone		300		125		112		13
Postage & Delivery		100		42		32		9
Meeting Room		1,500		500		500		-
Insurance General Liability		8,904		8,904		8,378		526
Printing & Binding		750		313		352		(40)
Legal Advertising		1,000		417		240		176
Other Current Charges		1,000		417		122		294
Office Supplies		150		63		1		62
Dues, Licenses & Subscriptions		175		175		175		-
Total General & Administrative	\$	113,249	\$	54,458	\$	51,519	\$	2,939
Operations & Maintenance								
Field Expenditures								
Property Insurance (FIA)	\$	14,871	\$	14,871		15,280	\$	(409)
Utilities - Irrigation (JEA)		11,750		4,896		699		4,197
Field Operations Management (Vesta Property)		27,864		11,610		11,610		0
Security Service/Monitoring (Fidelity Security)		47,840		19,933		19,669		264
Landscape Maintenance (Koehn)		61,953		25,814		28,205		(2,391)
Landscape Contingency		21,835		9,098		2,375		6,723
Lake Maintenance (Solitude)		10,672		4,447		3,860		587
Irrigation Maintenance (Koehn)		10,000		4,167		2,474		1,693

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 02/29/24	Thr	u 02/29/24	V	ariance
Field Expenditures (continued)							
Repairs & Replacements	15,000		6,250		993		5,257
Refuse Service (Waste Management)	2,400		1,000		837		163
Stormwater User Fees	1,140		475		-		475
Animal Control	15,000		6,250		5,955		295
Contingency	10,000		4,167		-		4,167
Reserve Funding-PY	100,000		100,000		100,000		-
					· ·		
Subtotal Field Expenditures	\$ 350,325	\$	212,977	\$	191,957	\$	21,020
Amenity Expenditures							
Amenity Center Management (Vesta Property)	\$ 78,571	\$	32,738		32,738	\$	(0)
Facility Attendants (Vesta Property)	11,886		4,953		4,953		0
General Facility Maintenance (Vesta Property)	18,195		7,581		7,581		(0)
Utilities - Electric (JEA)	21,000		8,750		5,138		3,612
Utilities - Water & Sewer (JEA)	6,600		2,750		1,820		930
Telephone/Internet & Cable (Comcast)	4,800		2,000		2,110		(110)
Repairs & Replacements	16,500		6,875		2,639		4,236
Fitness Equipment Maintenance	1,360		567		-		567
Fitness Center Supplies	1,000		417		-		417
Pool Maintenance (Vesta Property)	14,588		6,078		6,078		(0)
Pool Chemicals (PoolSure)	9,600		4,000		3,555		445
Janitorial Service/Supplies (Vesta Property)	9,194		3,831		3,831		(0)
Office Supplies / Mailings / Printings	1,250		521		60		461
Operating Supplies	4,500		1,875		1,849		26
Permit Fees	1,700		1,700		1,184		516
Special Events	10,000		3,839		3,839		-
Recreation Passes	500		208		-		208
Holiday Lighting	5,000		5,000		4,000		1,000
Subtotal Amenity Expenditures	\$ 216,242	\$	93,682	\$	81,375	\$	12,307
Total Operations & Maintenance	\$ 566,567	\$	306,659	\$	273,332	\$	33,327
Total Expenditures	\$ 679,816	\$	361,117	\$	324,851	\$	36,266
Excess (Deficiency) of Revenues over Expenditures	\$ (18,234)	\$	292,188	\$	340,909	\$	48,720
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ 18,234	\$	18,234	\$	28,980	\$	10,746
Total Other Financing Sources/(Uses)	\$ 18,234	\$	18,234	\$	28,980	\$	10,746
Net Change in Fund Balance	\$ •	\$	310,422	\$	369,889	\$	59,466
Fund Balance - Beginning	\$ -			\$	332,781		
Fund Balance - Ending	\$ -			\$	702,670		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	ated Budget		Actual		
	Budget	Thr	u 02/29/24	Thr	u 02/29/24	V	ariance
Revenues							
Capital Reserve Funding - Transfer In	\$ 100,000	\$	100,000	\$	100,000	\$	-
Interest	2,000		833		2,528		1,694
Total Revenues	\$ 102,000	\$	100,833	\$	102,528	\$	1,694
Expenditures:							
Capital Outlay	\$ 100,000	\$	41,667	\$	13,032	\$	28,635
Other Service Charges	600		250		252		(2)
Total Expenditures	\$ 100,600	\$	41,917	\$	13,284	\$	28,632
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$	58,917	\$	89,243	\$	30,327
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 1,400	\$	58,917	\$	89,243	\$	30,327
Fund Balance - Beginning	\$ 109,646			\$	82,724		
Fund Balance - Ending	\$ 111,046			\$	171,968		

Community Development District

Debt Service Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prorated Budget			Actual			
	Budget	Thr	u 02/29/24	Thru 02/29/24		V	ariance
<u>Revenues:</u>							
Special Assessments - Tax Roll	\$ 517,894	\$	512,534	\$	512,534	\$	-
Interest Income	5,000		2,083		11,685		9,601
Total Revenues	\$ 522,894	\$	514,618	\$	524,219	\$	9,601
Expenditures:							
Interest - 5/1	\$ 109,100	\$	109,100	\$	109,100	\$	-
Interest - 11/1	109,100		-		-		-
Principal - 5/1	300,000		-		-		-
Total Expenditures	\$ 518,200	\$	109,100	\$	109,100	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 4,694	\$	405,518	\$	415,119	\$	9,601
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ (18,234)	\$	(18,234)	\$	(28,980)	\$	(10,746)
Total Other Financing Sources/(Uses)	\$ (18,234)	\$	(18,234)	\$	(28,980)	\$	(10,746)
Net Change in Fund Balance	\$ (13,540)	\$	387,284	\$	386,139	\$	(1,145)
Fund Balance - Beginning	\$ 133,388			\$	395,236		
Fund Balance - Ending	\$ 119,848			\$	781,375		

Wynnfield Lakes Community Development District Month to Month

	Oct	No ⁻	v Dec	J	an	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>														
Special Assessments - Tax Roll	\$ -	\$ 544,182	\$ 100,012	\$ 6,52	3 \$	1,546 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	652,264
Interest Income	1,533	1,166	1,253	3,43	7	3,245	-	-	-	-	-	-		10,633
Clubhouse and other Income	1,300	289	-	72	5	549	-	-	-	-	-	-	-	2,863
Total Revenues	\$ 2,833	\$ 545,637	\$ 101,266	\$ 10,68	5\$	5,340 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	665,760
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$ -	\$ 1,000	\$-	\$ 60	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5 1,600
PR-FICA	-	77	-	4	6	-	-	-	-	-	-	-	-	122
Engineering	-	-	-		-	1,885	-	-	-	-	-	-	-	1,885
Attorney	1,586	1,584	811	2,98	0	-	-	-	-	-	-	-	-	6,961
Annual Audit	-	-	-		-	3,230	-	-	-	-	-	-	-	3,230
Assessment Administration	5,150	-	-		-	-	-	-	-	-	-	-	-	5,150
Arbitrage Rebate	-	-	-		-	-	-	-	-	-	-	-	-	-
Dissemination Agent	94	94	94	ç	4	94	-	-	-	-	-	-	-	472
Trustee Fees	-	-	-		-	-	-	-	-	-	-	-	-	-
Management Fees	4,271	4,271	4,271	4,27	1	4,271	-	-	-	-	-	-	-	21,353
Information Technology	117	117	117	11	7	117	-	-	-	-	-	-	-	583
Website Maintenance	50	50	50	5	0	50	-	-	-	-	-	-	-	250
Travel & Per Diem	-	-	-		-	-	-	-	-	-	-	-	-	-
Telephone	14	36	9	5	2	-	-	-	-	-	-	-	-	112
Postage & Delivery	11	1	10		1	10	-	-	-	-	-	-	-	32
Meeting Room	-	250	-	25	0	-	-	-	-	-	-	-	-	500
Insurance General Liability	8,378		-		-	-	-	-	-	-	-	-	-	8,378
Printing & Binding	122	58	68	2	9	75	-	-	-	-	-	-	-	352
Legal Advertising	-	-	240		-	-	-	-		-	-	-	-	240
Other Current Charges	34	25			6	18	-	-		-	-	-	-	122
Office Supplies	0	-			0	0	-	-		-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-		-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,002	\$ 7,562	\$ 5,710	\$ 8,49	5\$	9,750 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	51,519

Wynnfield Lakes Community Development District Month to Month

	Oct	t	Nov	Dec	Jan	1	Feb	March	April	May	June	July	Aug	Sept	То	otal
Operations & Maintenance																
Field Expenditures																
Property Insurance (FIA) \$	15,280	\$	- :	\$-	\$-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 1	15,280
Utilities - Irrigation (JEA)	140		222	104	130		104	-	-	-	-	-	-	-		699
Field Operations Management (Vesta Property	2,322	2	322	2,322	2,322		2,322	-	-	-	-	-	-	-	:	11,610
Security Service/Monitoring (Fidelity Security	4,949	3	680	3,680	5,520		1,840	-	-	-	-	-	-	-	5	19,669
Landscape Maintenance (Koehn)	5,641	5	641	5,641	5,641		5,641	-	-	-	-	-	-	-	5	28,205
Landscape Contingency	1,927		112	112	112		112	-	-	-	-	-	-	-		2,375
Lake Maintenance (Solitude)	772		772	772	772		772	-	-	-	-	-	-	-		3,860
Irrigation Maintenance (Koehn)	-		848	-	-		1,625	-	-	-	-	-	-	-		2,474
Repairs & Replacements	376			-	617		-	-	-	-	-	-	-	-		993
Refuse Service (Waste Management)	212		212	208	206		-	-	-	-	-	-	-	-		837
Stormwater User Fees	-			-	-		-	-	-	-	-	-	-	-		-
Animal Control	1,145	1	145	1,375	1,145		1,145	-	-	-	-	-	-	-		5,955
Contingency	-			-	-		-	-	-	-	-	-	-	-		-
Reserve Funding-PY				-	100,000		-	-	-	-	-	-	-	-	1(00,000
																,
Subtotal Field Expenditures \$	32,763	\$ 14,	954	\$ 14,214	\$ 116,465	\$	13,561 \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 19	91,957
Amenity Expenditures																
Amenity Center Management (Vesta Property) \$	6,548	\$ 6	548	\$ 6,548	\$ 6,548	\$	6,548 \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 3	32,738
Facility Attendants (Vesta Property)	991		991	991	991		991	-	-	-	-	-	-	-		4,953
General Facility Maintenance (Vesta Property)	1,516	1	516	1,516	1,516		1,516	-	-	-	-	-	-	-		7,581
Utilities - Electric (JEA)	981		994	1,008	1,172		982	-	-	-	-	-	-	-		5,138
Utilities - Water & Sewer (JEA)	588		648	206	172		206	-	-	-	-	-	-	-		1,820
Telephone/Internet & Cable (Comcast)	413		414	414	434		434	-	-	-	-	-	-	-		2,110
Repairs & Replacements	1,975		247	340	77		-	-	-	-	-	-	-	-		2,639
Fitness Equipment Maintenance	-		-	-	-		-	-	-	-	-	-	-	-		-
Fitness Center Supplies	-		-	-	-		-	-	-	-	-	-	-	-		-
Pool Maintenance (Vesta Property)	1,216	1	216	1,216	1,216		1,216	-	-	-	-	-	-	-		6,078
Pool Chemicals (PoolSure)	694		694	694	736		736	-	-	-	-	-	-	-		3,555
Janitorial Service/Supplies (Vesta Property)	766		766	766	766		766	-	-	-	-	-	-	-		3,831
Office Supplies / Mailings / Printings	6		32	-	21		-	-	-	-	-	-	-	-		60
Operating Supplies	352		803	-	694		-	-	-	-	-	-	-	-		1,849
Permit Fees			445	-	739		-	-	-	-	-	-	-	-		1,184
Special Events	3,566		175	-	99		-	-	-	-	-	-	-	-		3,839
Recreation Passes				-	-		-	-	-	-	-	-	-	-		
Holiday Lighting	-		-	4,000	-		-	-	-	-	-	-	-	-		4,000
Subtotal Amenity Expenditures \$	19,612	\$ 15,	489	\$ 17,698	\$ 15,182	\$	13,394 \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$8	31,375
Total Operations & Maintenance \$	52,376	\$ 30,	442	\$ 31,912	\$ 131,646	\$	26,956 \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 27	73,332
Total Expenditures \$	72,378	\$ 38,	005	\$ 37,622	\$ 140,142	\$	36,706 \$	- \$	- \$	- \$	- \$	- \$	- \$		\$ 32	4,851
	,															
Excess (Deficiency) of Revenues over Exper \$	(69,545]) \$ 507	632	\$ 63,644	\$ (129,457))\$	(31,365) \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 34	40,909
Other Financing Sources/Uses:																
Transfer In/(Out) \$	-	\$	- :	\$-	\$ 28,980	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$		\$ 2	28,980
Total Other Financing Sources/Uses \$	-	\$		\$-	\$ 28,980	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 2	28,980
Net Change in Fund Balance \$	(69,545)	\$ 507,	632	\$ 63,644	\$ (100,477)	\$	(31,365) \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 36	59,889

Wynnfield Lakes

Community Development District Long Term Debt Report

Series	201, Special Assess	nent Bonds	
Original Bond		\$7,490,000	
Maturity Date:		5/1/2036	
Reserve Fund Definition		50% of Maximum A	nnual Debt Service
Reserve Fund Requirement		\$259,850	initial Debt Service
Reserve Fund Balance		263,448	
		200,110	
Interest Rate:	1.00%-3.500%	\$2,375,000	
Maturity Date:	5/1/2023		
Interest Rate:	3.625%	\$305,000	
Maturity Date:	5/1/2024		
Interest Rate:	3.750%	\$315,000	
Maturity Date:	5/1/2025		
Interest Rate:	4.000%	\$325,000	
Maturity Date:	5/1/2026		
Interest Rate:	4.25%	\$1,450,000	
Maturity Date:	5/1/2030		
Interest Rate:	4.500%	\$2,720,000	
Maturity Date:	5/1/2036		
Bonds Outstanding -			\$7,490,000
Less: Principal Payment - 5/1/15			(\$245,000)
Less: Principal Payment - 5/1/16			(\$250,000)
Less: Principal Payment - 5/1/17			(\$250,000)
Less: Specital Call Payment - 11/1/17			(\$5,000)
Less: Principal Payment - 5/1/18			(\$255,000)
Less: Specital Call Payment - 5/1/18			(\$10,000)
Less: Specital Call Payment - 11/1/18			(\$5,000)
Less: Principal Payment - 5/1/19			(\$260,000)
Less: Specital Call Payment - 5/1/19			(\$20,000)
Less: Specital Call Payment - 11/1/19			(\$5,000)
Less: Principal Payment - 5/1/20			(\$265,000)
Less: Specital Call Payment - 5/1/20			(\$5,000)
Less: Principal Payment - 11/1/20			(\$5,000)
Less: Principal Payment - 5/1/21			(\$270,000)
Less: Principal Payment - 5/1/22			(\$275,000)
Less: Principal Payment - 5/1/23			(\$290,000)
Current Bonds Outstanding			\$5,075,000

B.

Wynnfield Lakes COMMUNITY DEVELOPMENT DISTRICT Special Assessment Receipts -Duval County Fiscal Year 2024

						Gross Assessments	\$ 712,523.52	\$ 559,884.96	\$ 1,272,408.48
						Net Assessments	\$ 659,084.26	\$ 517,893.59	\$ 1,176,977.85
				ON ROLL AS	SSESSMENTS				
						allocation in %	56.00%	44.00%	100.00%
			Discoumt/		Property			2018	
Date	Distribution	Gross Amount	(Penalty)	Commission	Appraiser	Net Receipts	O&M Portion	Debt Service	Total
11/06/23	10/18-10/31/23	\$ 13,060.52	\$ 539.72	\$ 254.17	\$ 184.06	\$ 12,082.57	\$ 6,766.00	\$ 5,316.57	\$ 12,082.57
11/14/23	11/01-11/07/23	20,434.47	817.39	398.23	288.37	18,930.48	10,600.69	8,329.79	18,930.48
11/20/23	11/08-11/14/23	223,445.52	8,937.92	4,354.50	3,153.26	206,999.84	115,915.81	91,084.03	206,999.84
11/28/23	11/15-11/21/23	116,768.40	4,670.80	2,275.59	1,647.83	108,174.18	60,575.40	47,598.78	108,174.18
11/30/23	11/22-11/27/23	675,304.08	27,012.53	13,160.30	9,529.89	625,601.36	350,324.36	275,277.00	625,601.36
12/06/23	11/28-11/30/23	169,314.18	6,772.66	3,299.61	2,389.36	156,852.55	87,834.32	69,018.23	156,852.55
12/14/23	12/01-12/12/23	14,596.05	554.66	285.03	206.41	13,549.95	7,587.70	5,962.25	13,549.95
12/22/23	12/13-12/18/23	8,757.63	262.74	172.46	124.87	8,197.56	4,590.47	3,607.09	8,197.56
01/10/24	12/19-12/31/23	6,606.18	198.20	130.07	94.20	6,183.71	3,462.75	2,720.96	6,183.71
01/17/24	01/01-01/16/24	5,838.42	175.16	114.97	83.25	5,465.04	3,060.31	2,404.73	5,465.04
02/14/24	02/01-02/14/24	2,919.21	58.39	58.07	42.06	2,760.69	1,545.93	1,214.76	2,760.69
	TOTAL	\$ 1,257,044.66	\$ 50,000.17	\$ 24,503.00	\$ 17,743.56	\$ 1,164,797.93	\$ 652,263.74	\$ 512,534.19	\$ 1,164,797.93

98.79%	Percent Collected
\$ 15,363.82	Balance Remaining to Collect



Wynnfield Lakes COMMUNITY DEVELOPMENT DISTRICT

Check Register

GENERAL FUND

Date	check #'s	Amount
1/1 - 1/31/24	4618-4636	\$152,664.54
2/1 - 2/29/24	4637-4644	\$11,279.14
	TOTAL	\$163,943.68
	IUIAL	\$103,743.00
	CAPITAL RESERVE FUND	
Date	check #'s	Amount
n/a		
	TOTAL	\$0.00

AP300R *** CHECK NOS. 004618-0046	636 WYNNFII	NTS PAYABLE PREPAID/COMPUTER ELD LAKES - GENERAL FUND WYNNFIELD - GENERAL	CHECK REGISTER	RUN 3/06/24	PAGE 1
CHECK VEND#INVO DATE DATE	ICEEXPENSED TO INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/03/24 00029 12/26/23 8	84957412 202401 320-57200-41000 TV/INTERNET 1/4-2/3/24		*	434.44	
	COM	CAST (AUTO PAY)			434.44 004618
1/03/24 00237 12/20/23 2	23-0523 202312 320-53800-34500 SECURITY 12/09/23		*	920.00	
12/20/23 2	SECURITY 12/09/23 23-0523 202312 320-53800-34500 SECURITY 12/16/23		*	920.00	
	FID	ELITY SECURITY OPERATIONS			1,840.00 004619
1/03/24 00012 12/20/23 2	25236787 202312 320-53800-43001 IRRIGATION 11/17-12/19/23		*	103.82	
12/20/23	25236787 202312 320-57200-43100 ELECTRIC 11/17-12/19/23		*	1,007.80	
12/20/23 2	ELECTRIC 11/1/-12/19/23 25236787 202312 320-57200-43001 W/S 11/16-12/18/23		*	205.88	
	JEA	(AUTO PAY)			1,317.50 004620
1/03/24 00228 1/01/24 .	13129561 202401 320-57200-46201 JAN 24 - CHEMICALS		*	736.04	
	POOL	LSURE			736.04 004621
1/03/24 00189 1/03/24 (01032024 202401 320-53800-46101 JAN 24 REIMB LANDSCAPE MT		*	42.00	
1/03/24 (01032024 202401 320-53800-46101 JAN 24 REIMB WATER/SEWER			70.00	
		ER AND JENNIFER TOWNSEND			112.00 004622
	416181 202401 320-53800-34400		*	2,322.00	
1/02/23 4	JAN 24- FIELD OP MGMT 416181 202401 320-57200-34300		*	6,547.58	
	JAN 24- AMENITY MGMT 416181 202401 320-57200-46700		*	990.50	
1/02/23 4	JAN 24- FACILITY ATT 416181 202401 320-57200-46600		*	1,516.26	
1/02/23 4	JAN 24- GEN FACILITY MAIN 416181 202401 320-57200-46200		*	1,215.66	
1/02/23 4	JAN 24- POOL MAINT 416181 202401 320-57200-34200		*	766.17	
12/01/23	JAN 24- JANITORIAL 415293 202312 320-53800-34400		*	2,322.00	
12/01/23	DEC 23- FIELD OP MGMT 415293 202312 320-57200-34300		*	6,547.58	
12/01/23 4	DEC 23- AMENITY MGMT 415293 202312 320-57200-46700 DEC 23- FACILITY ATT		*	990.50	

AP300R *** CHECK NOS. 004618-004	636 WYNNF	UNTS PAYABLE PREPAID/COMPUTER IELD LAKES - GENERAL FUND A WYNNFIELD - GENERAL	CHECK REGISTER	RUN 3/06/24	PAGE 2
CHECK VEND#INVO DATE DATE	ICEEXPENSED TO INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/01/23	415293 202312 320-57200-4660	0	*	1,516.26	
12/01/23	DEC 23- GEN FACILITY MAIN 415293 202312 320-57200-4620	0	*	1,215.66	
12/01/23	DEC 23- POOL MAINT 415293 202312 320-57200-3420 DEC 23- JANITORIAL	0	*	766.17	
	DEC 23- JANIIORIAL VE	STA PROPERTY SERVICES, INC			26,716.34 004623
1/03/24 00154 1/03/24	01032024 202401 300-58100-1000 TXFER PER BUDGET FY24	0	*	100,000.00	
	WY.	NNFIELD LAKES			100,000.00 004624
1/10/24 00253 12/04/23	38786 202312 320-57200-4900 CHRISTMAS LIGHTS INSTALL	0	*	4,000.00	
	FE	МО			4,000.00 004625
1/11/24 00196 12/31/23	355433C 202312 320-53800-4680 PEST CONTROL 12/31/23	2	*	45.00	
	FLST CONTROL 12/51/25	ORIDA PEST CONTROL & CHEMICAL	со.		45.00 004626
1/11/24 00007 1/01/24	554 202401 310-51300-4950 JAN 24 - WEBSITE ADMIN	0	*	50.00	
1/01/24 !	554 202401 310-51300-3400 JAN 24 – MANAGEMENT FEES	0	*	4,270.67	
1/01/24 !	554 202401 310-51300-3510 JAN 24 - IT		*	116.67	
1/01/24 !	554 202401 310-51300-3160 JAN 24 - DISSEMINATION	0	*	94.42	
1/01/24 !	554 202401 310-51300-5100 JAN 24 - OFFICE SUPPLIES	0	*	.03	
1/01/24 !	554 202401 310-51300-4200 JAN 24 - POSTAGE	0	*	.63	
1/01/24 !	554 202401 310-51300-4250 JAN 24 - COPIES	0	*	28.95	
1/01/24 !	554 202401 310-51300-4100 JAN 24 - TELEPHONE		*	52.12	
	-	VERNMENTAL MANAGEMENT SERVICES			4,613.49 004627
1/11/24 00094 1/05/24 3	103257 202401 320-53800-4600	0	*	165.00	
	REPAIR FITN EQUIP SO	UTHEAST FITNESS REPAIR			165.00 004628
1/24/24 00237 1/03/24	23-0541 202312 320-53800-3450 SECURITY 12/23/23	UTHEAST FITNESS REPAIR 	*	920.00	
1/03/24 :	23-0541 202312 320-53800-3450 SECURITY 12/30/23	0	*	920.00	

AP300R *** CHECK NOS.	004618-004636	WYNNF	UNTS PAYABLE PREPAID/COMPUTER IELD LAKES - GENERAL FUND A WYNNFIELD - GENERAL	CHECK REGISTER	RUN 3/06/24	PAGE 3
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
		202401 320-53800-3450	0	*	920.00	
		Y 1/6/24 202401 320-53800-3450	0	*	920.00	
	SECORI	.Y 1/13/24 FI	DELITY SECURITY OPERATIONS			3,680.00 004629
1/24/24 00249	1/01/24 5402	202401 320-53800-4610 - LANDSCAPE MAINT	0	*	5,641.00	
			KOEHN LANDSCAPING, INC			5,641.00 004630
1/24/24 00222	1/1//24 8513	202312 310-51300-3150 GENERAL COUNSEL	0	*	811.00	
		KV	W KILINSKI, VAN WYK, PLLC			811.00 004631
1/24/24 00228	2/01/24 13129561	_ 202402 320-57200-4620 - CHEMICALS		*	736.04	
			OLSURE			736.04 004632
		8 202401 320-53800-4680		*	772.00	
		SO	LITUDE LAKE MANAGMENT			772.00 004633
1/24/24 00036	1/19/24 UC19909 MEETING	202401 310-51300-6010	0	*	250.00	
	·		IVERSITY OF NORTH FLORIDA			250.00 004634
1/31/24 00246		202312 320-57200-5200 BLOWER		*	3.00	
	1/03/24 44846100 PAINT S	0 202312 320-53800-4600	0	*	18.62	
	1/03/24 44846100	202312 320-53800-4600 ROLLER/BATTERIES		*	15.74	
	1/03/24 44846100 GYM WIE	202312 320-57200-5200	0	*	151.19	
		202312 320-53800-4600	0	*	361.20	
		202312 320-57200-5100	0	*	10.74	
) 202312 320-53800-4330	0	*	208.03	
		EL	ITE CARD PAYMENT CENTER AUTO			768.52 004635
1/31/24 00012		202312 320-53800-4300 CION 11/16-12/8/23		*	26.17	
			A (AUTO PAY)			26.17 004636
			TOTAL FOR BA	NK A	152,664.54	
		WYNN	WYNNFIELD TCESSNA			

AP300R *** CHECK NOS. 00	4618-004636	WYNNFIELI	S PAYABLE PREPAID/COMPUTER D LAKES - GENERAL FUND YNNFIELD - GENERAL	CHECK REGISTER	RUN 3/06/24	PAGE 4
CHECK VEND# . DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUE	VENDOR NAME BCLASS	STATUS	AMOUNT	CHECK AMOUNT #

TOTAL FOR REGISTER 152,664.54

COMCAST **BUSINESS**

Account Number 8495 74 120 1711060

4

Billing Date Dec 26, 2023

Hello Gms Gms,

Thanks for choosing Comcast Business.

Your bill at a glance For 12319 WYNNFIELD LAKES DR, OFC, JACKSONVILLE, FL, 32246-4241 Previous balance \$413,90 EFT Payment - thank you -\$413.90 Dec 18 **Balance** forward \$0.00 Regular monthly charges \$400.15 Page 3 Taxes, fees and other charges Page 3 \$34.29 \$434.44 **New charges** Amount due \$434.44

Thanks for paying by Automatic Payment

Your automatic payment on Jan 17, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit busines's.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

Do not include correspondence with payment

COMCAST BUSINESS 1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

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

Your bill explained

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

Please write your account number on your check or money order

Account number Automatic payment

Please pay

8495 74 120 1711060 Jan 17, 2024

\$434.44

Electronic payment will be applied Jan 17, 2024

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211 Account Number 8495 74 120 1711060

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

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

Scan the QR Code with your phone or mobile device to get started.

•

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 cuts 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



Comcast Business App Download the Comcast Business App

In-Store

Visit business.comcast.com/servicecenter to find a store near you

Acco	unt	Nu	mber
8495	74	120	1711060

\$6.00

\$34.00 \$11.50

\$34.29

\$400.15

4

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Internet: Fast, reliable internet on our

TV: Keep your employees informed and

Voice Numbers: (904)565-9385

			A CONTRACTOR OF A CONTRACT		
Regu					
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Comcast Business services		\$299.80
TV Standard Business Video.	\$99.95	
Business Internet 150 Includes \$135.00 Service Discount	\$124.95	
Static IP - 1	\$24.95	
Mobility Voice Line Business Voice.	\$44.95	
Voice Mail Service	\$5.00	
Equipment & services		\$42.85
TV Box + Remote	\$9.95	
Service To Additional TV With TV Box and Remote.	\$9.95	
Equipment Fee Voice.	\$22.95	
Service fees		\$57.50
Directory Listing Management Fee	\$6.00	

You've saved \$135.00 this month with you service discount.	Visit business.comcast.com/myaccount for mo details
	,

What's included?

Gig-speed network

customers entertained

1 S			1. C. 1. 1. 1.			Contraction of the second	C		14.1.2.2.1		
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Voice Network Investment

Broadcast TV Fee

Regional Sports Fee

Other charges	\$4.47
Regulatory Cost Recovery	\$2.43
Federal Universal Service Fund	\$2.04
Taxes & government fees	\$29.82
State Communications Services Tax	\$16.27
Local Communications Services Tax	\$13.15
911 Fees	\$0.40

Additional information

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.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/ programmingchanges/ or by calling 866-216-8634.

INVOICE

Fidelity Security Operations 8081 Philips Hwy Ste 12 Jacksonville, FL 32256 admin@FSOFL.com +1 (904) 770-5111 https://fsofl.com/



Wynnfield Lakes CDD

Bill to

Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

Ship to

Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

Invoice details Invoice no.: 23-0523 Terms: Net 30 Invoice date: 12/20/2023 Due date: 01/19/2024

APPROVED By lihernandez at 10:27 am, Jan 03, 2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	12/09/2023	Unarmed Officer		40	\$23.00	\$920.00
2.	12/16/2023	Unarmed Officer		40	\$23.00	\$920.00
w	ener en anna a standard a san ann dar	u an an ann an	ar e comme e mor a contente more mantematica	a ta	ang tegterak darak sara - a kanadik a dita tek	
			Total		\$1	,840.00

Ways to pay

BANK

Pay invoice

WYNNFIELD LAKES

UTILITY SCHEDULE FY 2024

set up to auto pay set up e bill sent to tcessna@gmssf.com

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	2523678745	12319 Wynnfield Lakes Dr	89344672	\$856.02	\$817.37	\$825.03										\$2,498.4
Electric	2523678745	:397 Wynnfield Lakes Dr-Apt SG	89005442	\$125.22	\$177.10	\$182.77										\$485.0
Electric Total				\$981.24	\$994.47	\$1,007.80	\$0.00	\$0.00	\$0,00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,983.5
	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	Apríl	May	June	July	August	September	Total
Irrigation	2523678745	12319 Wynnfield Lakes Dr	74759726	\$103.82	\$103.82	\$103.82										\$311.4
Irrigation	836681178	12510 Diamond Springs Dr	66899001		(\$57.96)											(\$57.9
Irrigation Total				\$103.82	\$45,86	\$103,82	\$0.00	\$0.00	\$0,00	\$0,00	\$0.00	\$0.00	\$0,00	\$0,00	\$0,50	\$253.5
	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	2523678745	12319 Wynnfield Lakes Dr	76259417	\$442.79	\$488.86	\$146.61										\$1,078.2
Water	2523678745	12319 Wynnfield Lakes Dr	76259417	\$145.48	\$158.89	\$59.27										\$363.6
Water/Sewer Total				\$588.27	\$647 <i>3</i> 5	\$205.88	\$0.00	\$0.00	\$0.00	\$0.00	\$8.00	\$0.00	\$0,00	\$9,00	30 ,90	\$1,441.9
GRAND TOTAL		<u>.</u>	<u></u>	\$1,673.33	\$1,688.08	\$1,317.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,678.9
GRAND TOTAL	Irrigation	001-320-53800-43001		\$1,673.33 \$103,82	\$1,688.08 \$45.26	\$1,317.50	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$4,678.9
GRAND TOTAL	Irrigation Electric Water/Sewer	001-320-53800-43001 001-320-57200-43100 001-320-57200-43100														\$253.5 \$2,983.5
GRAND TOTAL	Electric	001-320-57200-43100 001-320-57200-43001		\$103.82 \$881.24 \$568.27	\$45.86 \$994.47 \$847.75	\$103.82 \$1,007.80 \$205.88	\$0.00 \$0.00 \$7.05	\$0.00 \$0.00 \$0.00	\$253.5 \$2,983.5 \$1,441.9							
GRAND TOTAL	Electric	001-320-57200-43100		\$103.82 \$881.24	\$45.88 \$994.47	\$103.82 \$1,007.80	\$0.00 \$0.00	\$0.00 \$0,00	\$0.00 \$0.00	\$0.00 \$0,00	\$0,00 \$0,00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0,00	\$253.5 \$2,983.5



225 North Pearl Street, Jacksonville, FL 32202-4513 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: WYNNFIELD LAKES CDD

Account #: 2523678745

Cycle: 18

Bill Date: 12/20/23

TOTAL SUMMARY	OF CHARGES	3
Electric	\$	1,007.80
Irrigation		103.82
Sewer		146.61
Water		59.27
(A complete breakdown of charges can be fo	ound on the followin	ng pages.)

\$ 1,317.50 Total New Charges:



Change your heating and cooling system air filter. A dirty air filter makes your system work harder, which uses more energy.

🖬 Water leaks, especially running toilets, are the #1 reason for consumption increase. Look for and fix any running toilets.

Do not pay. AutoPay will process your payment on 01/11/24.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	WE APPRECIATE
\$1,688.08	-\$1,688.08	\$0.00	\$1,317.50	\$1,317.50	YOUR BUSINESS

Additional information on reverse side. 🚽 📂

Check here for telephone/mail address correction and fill in 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. ___for Neighbor to

Do not pay. AutoPay will process your payment on 01/11/24. Acci#: 2523678745 Bill Date: 12/20/23

0002587 I=00000000 #



WYNNFIELD LAKES CDD 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.

eBIII: 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, 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. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 225 North Pearl 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. 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, 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 CONNECTION
Account #	Tel:
Address:	
City:	State: Zip Code: Zip Code:
E-mall:	

ADDRESS CORRECTION



225 North Pearl Street, Jacksonville, FL 32202-4513 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 3 of 3

59.27

182.77

£

Customer Name: WYNNFIELD LAKES CDD

Cycle: 18

Bill Date: 12/20/23

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 11/17/23 - 12/19/23 Reading Date: 12/19/2023

Service Point: Commercial - Electric

Meter	Days	Current	Reading	Meter	
Number	Billed	Reading	Туре	Constant	Consumption
22508695	32	69860	Regular	1	7829 KWH
22508695	32	23.13	Regular	1	23.13 KW
Basic Month	ly Charg	e		\$	21.00
Energy Charg	ge (\$0.06	5078 per kV	Vh)		475.85
Tax Exempt I	Fuel Cos	t (\$0.03118	per kWh)		244.11
Taxable Fuel	Cost (\$0).00511 pei	r kWh)		40.01
City of Jacks	onville F	ranchise F	ee		23.43
Gross Receip	ots Tax			20.63	
TOTAL CUR	RENT E	LECTRIC	\$	825.03	

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 11/20/23 - 12/20/23 Reading Date: 12/20/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
74759726	30	32784	Regular	2	 0 GAL
Basic Month	ly Charg	9			\$ 100.80
City of Jacks	sonville F	ranchise Fe	ee		3.02
TOTAL CUP	RENTI	RRIGATIO	N CHARGE	S	\$ 103.82

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 11/16/23 - 12/18/23 Reading Date: 12/18/2023

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	32	2029	Regular	1	 14000 GAL
Basic Month	ly Charg	e			\$ 52.88
Sewer Usag	e Charge	1			89.46
City of Jacks	sonville F	ranchise Fe	9 0		4.27
TOTAL CUP	RENTS	EWER CH	ARGES		\$ 146.61

Account #: 2523678745

	ERMICI	

Billing Rate	e: Comn	nercial Wat	ter Service		
Service Ad	dress: 1	2319 WYN	NFIELD LA	KES DR	
Service Pe	riod: 11/	/16/23 - 12	2/18/23	Reading Date	: 12/18/2023
Service Poi	int: Com	mercial - \	Nater/Sew	ver	
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	32	2029	Regular	1	14000 GAL
Basic Month	ly Charg	Ð		\$	31.50
Water Consi	Imption (Charge			26.04
City of Jacks	sonville F	ranchise Fo	e		1.73

ELECTRIC SERVICE

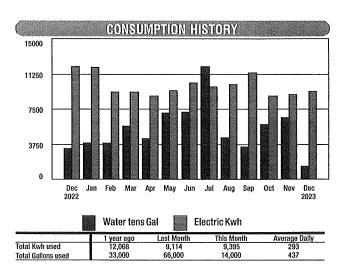
Billing Rate: General Service

TOTAL CURRENT WATER CHARGES

TOTAL CURRENT ELECTRIC CHARGES

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

OCIVIO AU	11000.1	2007 1111		NEO DITALI OUO	1
Service Pe	riod: 11	/17/23 - 12	2/19/23	Reading Date:	12/19/2023
Service Poi	nt: Com	mercial - I	Electric		
Meter	Days	Current	Reading	Meter	
Number	Billed	Reading	Туре	Constant	Consumption
24081122	32	36571	Regular	1	1566 KWH
Basic Month	ly Charg	Ð		\$	21.00
Energy Chan	ge (\$0.06	5078 per kV	Vh)		95.18
Tax Exempt	Fuel Cos	t (\$0.03118	per kWh)		48.83
Taxable Fuel	Cost (\$0).00511 pei	r kWh)		8.00
City of Jacks	onville F	ranchise Fo	90		5.19
Gross Receip	ots Tax				4.57





1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

		Inv	oice	Date
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....

1/1/2024 131295619191

Invoice #

Terms	Net 20
Due Date	1/21/2024
PO #	

Bill To	Ship To	1				
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246	Wynnfie	Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246				
Item ID	Description		Qty	Units	Amount	
WM-CHEM-BASE	Water Management Seasonal Billing Rate APPROVED By lihernandez at 10:30 am, Ja 320 572 46201	an 03, 2024	1	ea	736.04	

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

 Subtotal
 736.04

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 736.04

 Amount Due
 \$736.04

Remittance Slip

Customer 13VES100

......

Invoice # 131295619191 Amount Due Amount Paid \$736.04 **736.04**

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372



Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: January-24

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

\$70.00

Month: January-24

Amount per each:

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Bill To

Wynnfield Lakes CDD c/o GMS LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Invoice

Invoice # 415293 Date 12/01/2023 Terms Net 30 Due Date 12/31/2023 Memo Monthly Fees

Quantity	Rate	Amount
	1 2,322.00	2,322.00
		6,547.58 990.50
	1 1,516.26	1,516.26
	1 700.100	700.17
	Quantity	1 2,322.00 1 6,547.58 1 990.50

Total

13,358.17



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

 Invoice # Date
 416181 01/02/2024

 Terms
 Net 30

 Due Date
 02/01/2024

 Memo
 Monthly Fees

Bill To

Wynnfield Lakes CDD c/o GMS LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantiliy	Rate	Amount
Field Op Management 320 538 344	1	2,322.00	2,322.00
Amenity Management 320 572 343	1	6,547.58	6,547.58
Facility Attendants 467	1	990.50	990.50
General Facility Maintenance 466	1	1,516.26	1,516.26
Pool Maintenance 462	1	1,215.66	1,215.66
Janitorial 342	1	766.166	766.17

Total

13,358.17

	NNFIELD LAK			
	General Fund			
	Check Request			
Date	Amount	Authoriz	ed By	
January 2, 2023	\$100,000.00	Daniel L	aughin	
	Payable to:			
V#154 Wynnfield L	akes CDD c/o State	Board of Administration	on	
te Check Needed:	Budget	Category:		
1/2/2023		001.300.58100.10000		
	ded Use of Funds Re apital Reserve Funds			
(Attach su	oporting documentati	on for request.)		

FEMO - Jacksonville LLC 3137 Irving Blvd Ste 333

MINIKANA KATAL

Invoice

Date Invoice # 12/4/2023 38786

Bill To

Wynnifeld Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

Ship To	
Wynnifeld Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246	

P.O. Number	.O. Number Terms		Ship	Via	F.O.B.		Project
Duc	e on receipt	EC	12/4/2023			Wyn	nfield Lakes - 9357
Quantity Item C	Sode		Descrip	L Ition	Price f	Each	Amount
1 SVC - Chris	Jac	C - Christma ksonville Sal	es Tax			4,000.00 7.50%	4,000.00 0.00
					Tota		\$4,000.00



PO BOX 740608 CINCINNATI OH 45274-0608

Bill To		ivoíce	mount	
Number		Date	 Due	
2750388	12/3	31/2023	15.00	

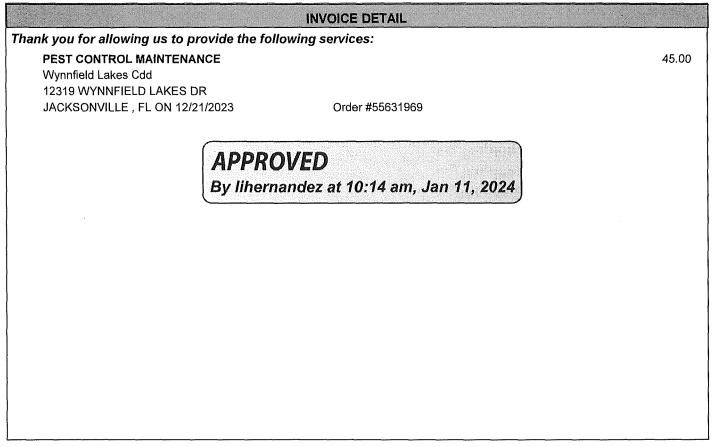
Page 1 of 1

 PHONE:
 904-396-5805
 FAX:
 999-999-9999

 EMAIL:
 fpc@flapest.com
 WEB:
 flapest.com

INVOICE# 355433C Wynnfield Lake S Cdd

Message: Is your home protected from termites? These destructive pests can cause significant structural damage which is rarely covered by homeowner's insurance. We can help protect your home. Call for a FREE Termite Inspection today!



Payment Receipt. Please Return with Payment Remittance



Bill To #: 2750388	Date: 12/31/2023
Due Date: 1/30/2024	Invoice #: 355433C
Amount Due: 45.00	Amount Paid: <u>45.00</u>
	Check No.:

000001
 Wynnfield Lake S Cdd
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

00275038800000000000355433000004500202401300001

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 554 Invoice Date: 1/1/24 Due Date: 1/1/24 Case: P.O. Number:

Bill To: Wynnfleld Lakes CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description absite Administration - January 2024	44 5	Hours City Rate 50.	00 50.00
ormation Technology - January 2024	310 351	4,270 116	57 × 1270 6
lice Supplies	316 510	0,	121
ples	470 425 410	28.	95
		Total	\$4,613.49
		Payments/Credits	
		rayments/credits	φυ.00



Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218

Account #101099 Wynnfield Lakes CDD

Invoice

3illing Address	475 W Town Pl Ste 114 St Augustine, FL 32092	Billing Contact Main Number	Lina 904-565-9385	
		Mobile Number		
		Email	lihernandez@vesta ces.com	apropertyservi
Service Informatic	'n			
Services		Qty	Rate	Price
12319 Wynnfield 32246-4241	i Lakes Dr, Jacksonville, FL			
1/5/2024 Diagno Loose bar on stre		1.00 hour	\$75.00 / hour	\$75.00
— Product: Trav	el <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
		Si	ıbtotal:	\$165.00
001.320.53800.46	000	Tá	IX:	\$0.00
		Τι	otal:	\$165.00
		Pay Now A	mount Paid:	\$0.00

Payment is due within 30 days of invoice date. Thank you for your business!

Bill To:	Lina	Account	[101099] Wynnfield Lakes CDE
	475 W Town Pl Ste 114	Invoice #	103257
	St Augustine, FL 32092	Date	Friday, January 5, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	165.00
		Check Number	4628

INVOICE

Fidelity Security Operations 8081 Philips Hwy Ste 12 Jacksonville, FL 32256 admin@FSOFL.com +1 (904) 770-5111 https://fsofl.com/



\$1,840.00

Wynnfield Lakes CDD

Bill to Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

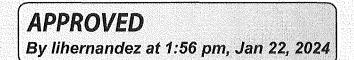
Ship to

Total

Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

Invoice details

Invoice no.: 24-0015 Terms: Net 30 Invoice date: 01/15/2024 Due date: 02/14/2024



1. 01/06/2024 Unarmed Officer 40 \$23.00	\$920.00
2. 01/13/2024 Unarmed Officer 40 \$23.00	\$920.00

Ways to pay



INVOICE

Fidelity Security Operations 8081 Philips Hwy Ste 12 Jacksonville, FL 32256 admin@FSOFL.com +1 (904) 770-5111 https://fsofl.com/



\$1,840.00

Wynnfield Lakes CDD

Bill to

Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246 Ship to

Total

Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

Invoice details

Invoice no.: 23-0541 Terms: Net 30 Invoice date: 01/03/2024 Due date: 02/02/2024

APPROVED By lihernandez at 10:15 am, Jan 11, 2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	12/23/2023	Unarmed Officer		40	\$23.00	\$920.00
2.	12/30/2023	Unarmed Officer		40	\$23.00	\$920.00
14. v. an	a a an		nye naya kang sang sang sang sang sang sang sang s	a dan ana ang kang kang kang kang kang kang	and a second state of the second state of the	an a

Ways to pay







1872 Everlee Road Jacksonville, FL 32216

www.koehnoutdoor.com

INVOICE

Date	Invoice No.
01/01/24	5402
Terms	Due Date
Net 30	01/31/24

BILL TO
Wynnfield Lakes CDD
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

PROPERTY

Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville , FL 32246

Amount Due	Enclosed
\$5,641.00	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
January 2024 Landscape Management		\$5,641.00	\$0.00	\$5,641.00
Total		\$5,641.00	\$0.00	\$5,641.00

f	
APPROVED	
APPROVED	
By lihernandez at 10:12 am, Jan	11 2024
by micrianacz at io.iz an, oan	



INVOICE

KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

Invoice # 8513 Date: 01/17/2024 Due On: 02/16/2024

P.O. Box 6386 Tallahassee, Florida 32314 United States

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

Wynnfield Lakes CDD - 01 General

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	CR	12/11/2023	Review and revise license agreement; Draft painting agreement for various amenity areas.	0.90	\$260.00	\$234.00
Service	LG	12/11/2023	Review and edit painting agreement and athletic field license agreement.	0.30	\$280.00	\$84.00
Service	LG	12/12/2023	Review November minutes.	0.20	\$280.00	\$56.00
Service	CR	12/13/2023	Review and revise notice of rule making and rule development.	0.40	\$260.00	\$104.00
Service	CR	12/19/2023	Research status of public facilities report.	0.30	\$260.00	\$78.00
Service	CR	12/29/2023	Review and analyze proposed agenda and various items prior to and in preparation of upcoming board meeting.	0.70	\$260.00	\$182.00
Service	RVW	12/31/2023	Monitor 2024 legislative bills impacting District and provide summary of same.	0.20	\$365.00	\$73.00

Total \$811.00

Detailed Statement of Account

Current Invoice

Invoice Number Due On Amount Due Payments Received Balance Due
--

8513	02/16/2024	\$811.00	\$0.00	
		0	utstanding Balance	\$811.00
		Total A	mount Outstanding	\$811.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



Invoice	Date	2/1/2024

Invoice #

131295619807

Terms	Net 20
Due Date	2/21/2024
PO #	

Bill To Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246		Ship To Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246			
Item ID	Description		Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing APPROVED By lihernandez at 1:49 pi 320 572 46201	Rate	1	ea	736.04

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

 Subtotal
 736.04

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 736.04

 Amount Due
 \$736.04

Remittance Slip

Customer 13VES100 Invoice #

Invoice # 131295619807



Amount Due Amount Paid

\$736.04 <u>736.04</u>

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372



	i t Payment to: e Management, LLC						INVOICE Page: 1	
1320 Brookv Suite H Little Rock, A Phone #: (88 Fax #: (888)	vood Drive NR 72202 8) 480-5253					Invoice Number: Invoice Date:	PSI041736 1/1/2024	
Bill To: Wynnfield Lakes CD c/o Vesta Property S 12319 Wynnfield La Jacksonville, FL 322		[,] Services .ake Drive			Ship To: Wynnfield Lakes CDD c/o Vesta Property Servi 12319 Wynnfield Lake D Jacksonville, FL 32246			
Ship Via						omer ID Number	12907	
Ship Date Due Date Terms	1/1/2024 1/31/2024 Net 30				P.O. Our	Date Order No.	1/1/2024	
item/Descr	iption		Unit	Order Qty	Quantity	v Unit Price	Total Price	
Annual Mair January Billi 1/1/2024 - 1	ng			1	1	772.00	772.00	
LUNC J			ROVED rnandez) at 10:13 am,	Jan 11, 2	2024		
Lake 5 Lake 6 Lake Front								

Amount Subject to Sales Tax0.00Amount Exempt from Sales Tax772.00

Lake-ALL Fountain 1 Fountain 2 Fountain 3

Subtotal:	772.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	772.00



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	Invoice Number: U	Invoice Number: UC19909				
Courtney Hogge	Invoice Date:	1/19/2024				
Wynnfield Lakes CDD	Due Date:	2/18/2024				
475 West Town Place	Event Name:	Wynnfield La	kes			
Suite 114	Reservation No.:	162560				
St. Augustine, FL 32092	Phone:	904-940-585	0 x 400			
USA	Fax:	904-940-589	9			
	Email Address:	chogge@gm	chogge@gmsnf.com			
	Event Coordinator:	Brian Blakes	lee			
Bookings / Details		Quantity	Price	Amount		
Room Charge: (\$200.00 per Half Day) UC - Audiovisual:		1	\$200.00	\$200.00		
Telephone (Conference)		1	\$50.00	\$50.00		
UC - Setup Notes: Conference for 10 at front and Theater seating	for 15 in the rest of the room					
	Room Charge		<u></u>	\$200.00		
	UC - Audiovisual			\$50.00		
	Subtotal			\$250.00		

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.

Adam W. Herbert University Center	Invoice Nun	UC19909	
Bookings / Details	Quantity	Price	Amount

WYNNFIELD LAKES CDD MONTHLY EXPENSE REPORT

BEGINNING	12/2/2023
ENDING	12/31/2023

DATE	DESCRIPTION	GL ₩	GL Description	RETAILER	T	OTAL
12/12/2023	Gas for blower	001.320.57200.52000	Operating Supplies	Circle K	\$	3.0
12/13/2023	Paint samples	001.320.53800.46000	Repairs & Replacements	Sherwin Williams	\$	18.6
12/13/2023	Paint roller, batteries	001.320.53800.46000	Repairs & Replacements	Home Depot	\$	15.74
12/13/2023	Gym wipes	001.320.57200.52000	Operating Supplies	Staples	\$	151.19
12/15/2023	Signs	001.320.53800.46000	Repairs & Replacements	FastSigns	\$	361.20
12/18/2023	Monthly dumpster charge	001.320.53800.43300	Refuse Services (WM)	Waste Mgmt	\$	208.03
12/22/2023	Ink	001.320.57200.51000	Office Supplies	HP Instant Ink	\$	10.74

					-	
TOTALS					1003	\$768.5

¥.

Explanation:

Signature: Lina Hernandez, Amenity Manager

12/12/2023 2:58:48 PM Order Number: 943537 2721137 Circle K 12743 Atlantic Blvd Jacksonville, FL 32225 (904)221-3313 Register:100 ICR (DUPLICATE RECEIPT) Pay at Pump Sale Pump # 20 UNL-REG 1.002 Gallons @ \$2.999/Gal \$3.00 Sub. Total: \$3.00 ĩax: \$0.00 Total: \$3.00 Discount Total: \$0.00 Visa: \$3.00 \$0.00 Change SALE Visa Card Num : (C) XXXXXXXXXXX7349 Chip Read USD\$ 3,00 Visa Credit AID: A000000031010 TVR: 000088000 IAD: XXXXXXXXXXXXXXXXX TSI: E800 ARC: 00 AROC: 766D6619944F270D 12/12/2023 14:58:21 PIN Eypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

> Thank You Come Again



How doers get more done.

12721 ATLANTIC BLVD JACKSONVILLE, FL 32225 (904)2200822 6365 00008 98825 12/13/23 11:11 AM SALE CASHIER SARAH
077089004236 3.0 IN WVN <a> 3.48 BEST 3.0 IN WOVEN TINY TRIM 2PK MAX REFUND VALUE \$3.22
039800108050 AAA 8-PACK <a> 8.87 ENERGIZER MAX AAA 8-PACK MAX REFUND VALUE \$8.20
077089004038 3.0 IN WVN <a> 3.48 BEST 3.0 IN WOVEN TINY TRIM KIT MAX REFUND VALUE \$3.22
Cust. Satisfaction
15.83 Amount Off -1.19
MUST RETURN ALL ITEMS FOR A FULL REFUND
SUBTOTAL 14.64
SALES TAX 1.10
TOTAL \$15.74
XXXXXXXXXXX7349 VISA
USD\$ 15.74
AUTH CODE 013759/5080657 TA Chip Read

AID A000000031010 Visa Credit

P.O.#/JOB NAME: FITNESS CENTER

Α



6365 08 98825 12/13/2023 9191

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON 1 90 03/12/2024

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 204304 197947 PASSWORD: 23613 197939

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

_ . _



JACKSONVILLE-SAN PABLO Store 702054 14333 BEACH BLVD JACKSONVILLE BCH FL 32250 1586 (904)223-4454 Fax (904) 223-6799 www.sherwin-williams.com 10:49am SALE Tran # 9303-6 12/13/23 E85/12877 10 Jacque lyn THOMAS*KEN Account XXXX-3453-9 Job 1 THOMAS*KEN 6509-55941 A91W00451 QUART A91W451 COLORTOGO SA EW 1.00 0 10.19 10.19 Discount (% 15.00) -1.53Color: SW7022 ALPACA CCE*Color Cast <u>OZ 32 64 128</u> B1 B1ack - 3 - -R2 Haroon - - 1 -Y3 Deep Gold - 1 1 1 Sher-Color Fornula 6509-55941 A91W00451 QUART A91W451 COLORTOGO SA EW 1.00 0 10.19 10.19 Discount (% 15.00) ~1.53 Color: SV6071 POPULAR GRAY CCE*Color Cast 0Z 32 64 128 - 1 - 1 L1 Blue R2 Haroon - 1 - -Y3 Deep Gold - 1 1 -Sher-Color Formula Order # 0E0333848A702054 SUBTOTAL BEFORE TAX 17.32 7.500% SALES TAX:1-103225001 1.30 TOTAL \$18.62 2222222 -18.62 VISA C/C# XXXXXXXXXXXX7349 Auth # 013645 Chip Read No PIN No Signature Required AID: A0000000031010 TVR:0080008000 IAD:0603120360A002 TSI:E800 ----\$3.06 Preferred Customer Savings STORE HOURS 10:00 AH - 4:00 PH SUNDAY HONDAY - FRIDAY 7:00 AH - 6:00 PH 8:00 AH - 5:00 PH SATURDAY ****** Durnhanna aro cubinot to Sheruin-Williama

Order# 7621450734

Order placed: December 11, 2023

Accounting	Information	Billing address	Shipping address		
Budget Center		WYNNFIELD LAKES CDD WYNNFIELD LAKES		S	
FACILITIES:	BILLABLE	12319 WYNNFIELD LAKES DR	LINA HERNANDEZ		
		JACKSONVILLE, FL 32246	12319 WYNNFIEL	D LAKES DR	
			JACKSONVILLE, F	L 32246	
		INVOICE PENDING on January 16, 20 Items(s) Shipped	024		
ltem#	Item Description		Price	Quantity	Subtotal
24448525	Everwipe Cleaning and Deoo Pieces/Carton (11100)	dorizing Wipes, 900/Bag, 4 Bags/Carton 36	00 \$151.19	1	\$151.19

Merchandise To	tal:	\$151.19

Total: \$151.19

FASTSIGNS 170901 2141 SAINT JOHNS BLUFF R JACKSONVILLE, FL. 32246 904-724-7446

3

SALE

REF#: 00000001

Batch #: 292	40.55.04
12/15/23	10:55:01
Inv/Tkt #: 73044	
APPR CODE: 015461	
Trace: 1	01-14
VISA	Chip
*************0565	** **

AMOUNT \$361.20

APPROVED

Visa Credit AID: A0000000031010 TVR: 00 80 00 80 00 TSI: E8 00

THANK YOU

CUSTOMER COPY

	©
--	---

INVOICE

Page 1 of 2

.0	Cu: Sei Inv	stomer I stomer Nam vice Period oice Date: oice Numbe	ne:	WY	16690-73007 NNFIELD LAKES CDD 2/01/23-12/31/23 11/28/2023 9648537-2224-4
How to Contact Us	Your Payment i	s Due		Your Tota	al Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our	Dec 28, 2	023		\$208 If payment is rea	ceived after
support center or start a chat.	If full payment of the invoiced amo within your contractual terms, you monthly late charge of 2.5% of the u minimum monthly charge of \$5, allowed under applicable law, regu	n may be charge npaid amount, v or such late char	xda witha 'ge	12/28/2023:	\$ 213.23
Previous Balance + Payments 211.77 (211.77)	+ Adjustment	s +	Current In Charge 208.0	^{≗S}	Total Account Balance Due 208.03
			L		Majaji Alawa I. I.
Details for Service Location: Wynnfield Lakes Cdd, 12319 Wynnfield La	DETAILS OF SE akes Dr, Jacksonville FL 322	C	ustomer ID:	28-16690-730	07
Description		Date	Ticket	Quantity	Amount
Gate Service 1X Week 6 Yard Dumpster 1X Week Energy Surcharge DUVAL CM 17% FRANCHISE FEE		12/01/23 12/01/23		1.00 1.00	12.96 138.89 25.95 30.23
Total Current Charges					208.03

⊱---

----- Please detach and send the lower portion with payment --- (no cash or staples) ------

|--|--|

DO NOT SEND PAYMENTS HERE: REFUSE SERVICES, INC. PO BOX 3020 MONROE, WI 53566-8320 (904) 260-1592 (866) 381-9369 (904) 260-1449 FAX

Invoid	e Date	Invoice Number	Customer ID (Include with your payment)
11/28	3/2023	9648537-2224-4	28-16690-73007
Payme	nt Terms	Total Due	Amount
Total Due by If Received afte		\$208.03 \$213.23	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *** Your credit card will be charged \$208.03.

222400028166907300709648537000000208030000020803 5

10290C61

Remit To: WM CORPORATE SERVICES, INC. AS PAYMENT AGENT PO BOX 4648 CAROL STREAM, IL 60197-4648 224-0066227-2224-4

Printed on recycled paper.

WYNNFIELD LAKES CDD 5385 N NOB HILL RD SUNRISE FL 33351

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



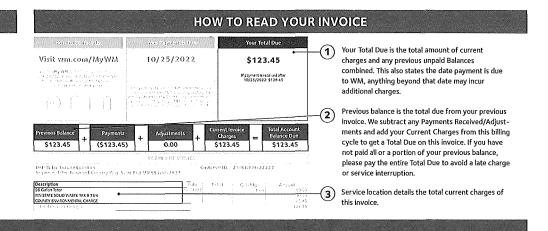
Set up recurring payments with us at wm.com/myaccount

Online Use wm.com for quick and easy payments

AutoPay



By Phone Pay 24/7 by calling 866-964-2729



Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit **call2recycle.org** to find a retailer who accepts batteries for proper recycling.

Propane tanks

BBQ coals

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

Lithium-ion batteries

Other hazardous items

Check Here to Change Contact Info	Check Here to Sign Up for Automatic Payment Enrollment			
List your new billing information below. For a change of service address, please contact WM .	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.			
Address 1				
Address 2				
City				
State	Email			
Zip	Date			
Email	Bank Account			
Date Valid	Holder Signature			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

HP Instant Ink Ink replacement service

Printing History Invoice

Billing Cycle from Nov 22, 2023 - Dec 21, 2023 Billing Date: Dec 22, 2023

CUSTOMER NAME	SHIPPI	NG ADDF	ESS		
lina hernandez	12319 WYNNFIELD LAKES DR, JACKSONVILLE, FL 32246-4241, US				
BILLING	ADDRESS				
5385 N Nob Hill Rd, S	Sunrise, FL 33351, US	3			
STATEMEN	T NUMBER				
IIUSDNI	246117392				
PRINTER	SERI	AL NUMB	ER		
HP OfficeJet Pro 8025e All-in-One Printer	ТН	2AP5Q045	3		
ACCOUNT NUMBER	ACC	OUNT PL	AN		
8243221048	\$5.99	- 100 Pgs /	Мо		
PAGES I	PRINTED				
	Regular Pages:	100 - St	5.99		
	Rollover Pages: Additional Pages:	7 - N/A 33 - \$4.	00		
Total	Pages Printed:	140			
PAYMENT	BALANCE				
I	Previous billing cycle	charges:	S0.00		
	Current billing cycle	-	\$9.99		
		Tax:	\$0.75		
		Total:	\$10.74		

DATE *		PAGES PRINTED	
	REGULAR	ROLLOVER	ADDITIONAL
Nov 27, 2023	22		
Nov 29, 2023	12		
Nov 30, 2023	1		
Dec 2, 2023	3		
Dec 7, 2023	16		
Dec 11, 2023	6		
Dec 12, 2023	40	7	7
Dec 13, 2023			4
Dec 16, 2023			8
Dec 18, 2023	2017/001/98000000000000000000000000000000000		3
Dec 21, 2023			11

** Page counts are not recorded in real time. Printed pages are automatically recorded about once per day and reflected in your Print History on the date they were printed provided that the printer is connected to the Internet via WiFi or Ethernet. If pages are printed when the printer is not connected to the Internet (offline), those pages will be recorded on the date the printer comes back online. Pages printed without using Instant Ink cartridges are not recorded.
*** You have additional charges that will appear in the next billing cycle as your printer is currently offline.

© 2023 HP Development Company, L.P.

Sign in to review or update your account: instantink.hpconnected.com/us/en HP Inc., 1501 Page Mill Road, Palo Alto, CA 94304 USA 650-857-1501



225 North Pearl Street, Jacksonville, FL 32202-4513 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: WYNNFIELD LAKES ASSOCIATION INC

Account #: 0836681178

Cycle: 00 Bill Date: 12/08/23

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12510 DIAMOND SPRINGS DR

Service Per	riod: 11,	/16/23 - 12	2/08/23	Reading Date	e: 12/08/2023
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83716125 Basic Month	22 Iv Cham	184	Final	1\$	0 GAL 23.10
City of Jacks			ee	Ψ	0.69
Public Servio	ce Tax				2.38
TOTAL CUF	IRENT I	RRIGATIO	N CHARG	ES \$	5 26.17
TOTAL NEV	V CHAR	GES		\$	6 26.17

Water leaks, especially running toilets, are the #1 reason for consumption increase. Look for and fix any running toilets.

 \$175.70	-\$175.70	\$0.00	\$26.17	\$26.17	YOUR
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	WE AP

VE APPRECIATE OUR BUSINESS



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

Acct#: 0836681178

Bill Date: 12/08/23

Do not pay. AutoPay will process your payment on 01/02/24.

0000547 I=0000000



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, 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.

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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. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 225 North Pearl 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. 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.

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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

femilited intelligit develop

visions making boards reader

Account #	nt # Tel:			- 10	-		
Address:	99:						
City:	State):	Zip (Code:		1.11	
E-mall:							

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPU 02/01/2024 - 02/29/2024 *** WYNNFIELD LAKES - GENERAL FUND BANK A WYNNFIELD - GENERAL	JTER CHECK REGISTER	RUN 3/06/24	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/06/24 00237	2/01/24 24-0043 202401 320-53800-34500	*	920.00	
	SECURITY 1/20/24 2/01/24 24-0043 202401 320-53800-34500	*	920.00	
	SECURITY 1/27/24 FIDELITY SECURITY OPERATIONS	3		1,840.00 004637
2/06/24 00007	2/01/24 556 202402 310-51300-49500	*	50.00	
	FEB 24 - WEBSITE ADMIN 2/01/24 556 202402 310-51300-34000	*	4,270.67	
	FEB 24 - MANAGEMENT FEES 2/01/24 556 202402 310-51300-35100	*	116.67	
	FEB 24 - IT 2/01/24 556 202402 310-51300-31600	*	94.42	
	FEB 24 - DISSEMINATION 2/01/24 556 202402 310-51300-51000	*	.15	
	FEB 24 - OFFICE SUPPLIES 2/01/24 556 202402 310-51300-42000	*	9.55	
	FEB 24 - POSTAGE 2/01/24 556 202402 310-51300-42500	*	75.15	
	FEB 24 - COPIES GOVERNMENTAL MANAGEMENT SERV	/ICES		4,616.61 004638
2/06/24 00192	1/25/24 180-0124 202401 320-53800-46802	*	1,100.00	
	JAN 24 - GOOSE CONTROL GOOSE MASTERS OF NORTHEAST F	LORIDA		1,100.00 004639
2/06/24 00012	1/22/24 25236787 202401 320-53800-43001	*	103.82	
	IRRIGATION 12/20-1/22/24 1/22/24 25236787 202401 320-57200-43100	*	1,172.20	
	ELECTRIC 12/19-1/22/24 1/22/24 25236787 202401 320-57200-43001	*	171.88	
	W/S 12/18-1/21/24 JEA (AUTO PAY)			1,447.90 004640
2/06/24 00175	1/01/24 10726501 202401 320-57200-54000	*	739.00	
	SESEC 1/1-12/31/24 SESAC			739.00 004641
2/06/24 00189	2/06/24 02062024 202402 320-53800-46101	*	42.00	
	FEB 24 REIMB LANDSCAPE MT 2/06/24 02062024 202402 320-53800-46101	*	70.00	
	FEB 24 REIMB WATER/SEWER PETER AND JENNIFER TOWNSEND			112.00 004642
2/22/24 00246	2/02/24 44846100 202401 320-57200-46601 POOL SAFETY ROPE	*	25.99	

WYNN --WYNNFIELD -- TCESSNA

CHECK VEND# DATE	INV DATE	OICE INVOICE Y	.EXPENSE RMO DPT	D TO ACCT# SUB	SUBCLASS	VENDOR NA	AME SI		AMOUNT	CHECK AMOUNT #
	2/02/24	44846100 20		-57200-520	00			*	78.39	
	2/02/24	HAND SANIT 44846100 20	2401 320		00			*	236.03	
	2/02/24	TOILET PAP 44846100 20	2401 320		00			*	79.95	
	2/02/24	WATER FILT 44846100 20	2401 320		00			*	205.63	
	2/02/24	MO DUMPSTE 44846100 20			01			*	51.31	
	2/02/24	SWITCH PLA 44846100 20			00			*	56.64	
	2/02/24	FLAGS 44846100 20	2401 320	-57200-520	0.0			*	56.67-	
		TOILET PAP 44846100 20	ER REFUN	D				*	70.30	
		SOAP DISPE 44846100 20	NSER/STO	RAGE C				*	78.39-	
		HAND SANIT	IZER RET	URN				*		
		44846100 20 INK						*	10.74	
		44846100 20 MOVIE							14.98	
		44846100 20 PAPER TOWE	LS					*	27.77	
	2/02/24	44846100 20 POPCORN	2401 320	-57200-494	00			*	21.86	
	2/02/24	44846100 20 HARDWARE,		-57200-520	00			*	12.21	
	2/02/24	44846100 20 CHIPS		-57200-494	00			*	43.72	
	2/02/24	44846100 20 BOTTLE WAT		-57200-494	00			*	18.06	
	2/02/24	44846100 20 CALENDAR/M	2401 320		00			*	170.70	
				E	LITE CARD	PAYMENT C	ENTER AUTO PAY			989.22 004643
2/27/24 00029	1/26/24	84957412 20 TV/INTERNE		-57200-410	00			*	434.41	
				C	OMCAST (AU	JTO PAY)				434.41 004644
							 DTAL FOR BANK A			-
						T	OTAL FOR REGISTER		11,279.14	

WYNN --WYNNFIELD -- TCESSNA

Fidelity Security Operations

8081 Philips Hwy Ste 12 Jacksonville, FL 32256 +1 9047705111 admin@FSOFL.com



INVOICE

BILL TO Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246 SHIP TO Lina F Hernandez Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville, FL 32246 INVOICE # 24-0043 DATE 02/01/2024 DUE DATE 02/16/2024 TERMS Net 15

APPROVED By lihernandez at 12:20 pm, Feb 05, 2024

DATE	ACTIVITY	DESCRIPTION	HOURS	RATE	AMOUNT
01/20/2024	Unarmed Officer		40	23.00	920.00
01/27/2024	Unarmed Officer		40	23.00	920.00
		SI	JBTOTAL		1,840.00
		TA			0.00
		тс	DTAL		1,840.00
		BA	ALANCE DUE	\$	1.840.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice #: 556

Invoice

Invoice #: 556 Invoice Date: 2/1/24 Due Date: 2/1/24 Case: P.O. Number:

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

Description		Hours/Qty	Rate	Amount
Website Administration - February 2024	495 340	Í	50.00	50.00
Management Fees - February 2024 Information Technology - February 2024	35)		4,270.67 116.67	4,270.67 116.67
Dissemination Agent Services - February 2024	316		94.42	94.42
Office Supplies Postage	510		0.15 9.55	0.15 9:55
Copies	510 420 425		75.15	75.15
			- 1 	
			1	
	· · · · · · · · · · · · · · · · · · ·			
		1		
				4
	Same Barren Constantin Constant	Total	an da angeleta an angeleta an angeleta angeleta angeleta angeleta angeleta angeleta angeleta angeleta angeleta	\$4,616.61
		Paymen	ts/Credits	\$0.00
		Balance	Due	\$4,616.61

Goose Masters of Northeast Florida, LLC 3500 Beachwood Court, Suite 104 Jacksonville, FL 32224 (904) 806-0620



Canada Goose Control with Working Border Collies

INVOICE #	180-0124
DATE:	January 25, 2024

BILL TO:	SHIP TO:	PO/CONTRACT #	#:
Vesta Property Serv	ices Wynnfield Lakes CDD		
c/o Wynnfield Lakes	Jacksonville, FL		
12319 Wynnfield La	kes Drive		
Jacksonville, FL 3224	16		
lihernandez@vestag	propertyservices.com		
Lina Hernandez			
tcessna@gmssf.com	<u>]</u>		
Tizianna Cessna			
QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Week Ending:	Goose Control Services		
01/06/24		\$275.00	\$275.00
01/13/24	APPROVED	\$275.00	\$275.00
01/20/24	By lihernandez at 12:18 pm, Feb 05, 20	\$275.00	\$275.00
01/27/24		\$275.00	\$275.00

and a first first first of a grant of the state of the st	SUBTOTAL	\$1,100.00
	SALES TAX	n/a
Thank you for your business!	TOTAL DUE	\$1,100.00

If you have any questions regarding this invoice, please contact: Colleen Sharp (904) 806-0620 cell <u>colleen@goosemasters.com</u>



225 North Pearl Street, Jacksonville, FL 32202-4513 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: 01/22/24

TOTAL SUMMARY OF CHARGES	
Electric\$	1,172.20
Irrigation	103.82
Sewer	120.28
Water	51.60
(A complete breakdown of charges can be found on the following page	ges.)

Total New Charges: \$ 1,447.90



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

Do not pay. AutoPay will process your payment on 02/13/24.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	WE APPRECIATE
\$1,317.50	-\$1,317.50	\$0.00	\$1,447.90	\$1,447.90	YOUR BUSINESS

Additional information on reverse side.



Add \$to m	y monthly bill: \$	_for Neighbor to
	for the Prosperit	
Fund. I will notify J	EA when I no longer wis	h to contribute.

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

Acct#: 2523678745	Bill Date: 01/22/24	Do not pay. AutoPay will process your payment on 02/13/24.	

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

WYNNFIELD LAKES

UTILITY SCHEDULE FY 2024

set up to auto pay set up e bill sent to tcessna@gmssf.com

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	2523678745	12319 Wynnfield Lakes Dr	89344672	\$856.02	\$817.37	\$825.03	\$963,31									\$3,461.7
Electric	2523678745	:397 Wynnfield Lakes Dr-Apt SG	89005442	\$125.22	\$177.10	\$182.77	\$208.89									\$693.9
Electric Total				\$981.24	\$994.47	\$1,007.80	\$1,172,20	\$0.00	\$0,00	\$0,00	\$0,00	\$0,00	\$0,00	\$0.00	\$0,00	\$4,155.7
	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	2523678745	12319 Wynnfield Lakes Dr	74759726	\$103.82	\$103.82	\$103.82	\$103.82									\$415.2
Irrigation	836681178	12510 Diamond Springs Dr	66899001		(\$57.96)	\$0.00	\$0.00									(\$57.9
Irrigation Total				\$103.82	\$45.86	\$103,82	\$103,82	\$0.00	\$0,00	\$0.00	\$0.00	\$0.00	\$0.00	\$0,00	\$0,00	\$357,3
	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	2523678745	12319 Wynnfield Lakes Dr	76259417	\$442.79	\$488.86	\$146.61	\$120.28									\$1,198.5
Water	2523678745	12319 Wynnfield Lakes Dr	76259417	\$145.48	\$158.89	\$59.27	\$51.60									\$415.24
															and the second second second	
Water/Sewer Total				\$588.27	\$647,75	\$205.88	\$171,88	\$0.00	\$0.00	\$0.00	\$0.00	\$0,08	\$0,00	\$9.00	\$0.00	\$1,813.71
Nater/Sewer Total				\$588.27 \$1,673.33	\$647.75	\$205.88 [°] \$1,317.50	\$171.88 \$1,447.90	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0,00 \$0,00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Irrigation	001-320-53800-43001														\$1,813.71 \$6,126.84 \$357.32
	Irrigation Electric Water/Sewer	001-329-53800-43001 001-320-57200-43100 001-320-57200-43100		\$1,673.33	\$1,688.08	\$1,317.50	\$1,447.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0,00	\$0.00	\$0.00	\$0.00	\$6,126.8

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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

			been and the	anan annana		annaileath Berleinnich	averadores	Server.	which shiftight blocksing expression		
Account #	ŧ	Tel:			haro, ya		- 14 - 14 - 14	~ III			
Address:											
City:				State:		Zip	Code:			,	
E-mail:											



225 North Pearl Street, Jacksonville, FL 32202-4513 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: WYNNFIELD LAKES CDD

Cycle: 18

Bill Date: 01/22/24

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 12/19/23 - 01/22/24 Reading Date: 01/22/2024

Service Point: Commercial - Electric

Meter	Days	Current	Reading	Meter	
Number	Billed	Reading	Type	Constant	Consumption
22508695	34	78399	Regular	1	8539 KWH
22508695	34	23.50	Regular	11	23.50 KW
Basic Monthl	y Charge	Ð		\$	21.00
Energy Charg	je (\$0.06	5078 per kV	Vh)		519.00
Tax Exempt F	Fuel Cos	t (\$0.03844	per kWh)		328.24
Taxable Fuel	Cost (\$().00511 pei	r kWh)		43.63
City of Jacks	onville F	ranchise F	96		27.36
Gross Receip	ts Tax				24.08
TOTAL CUR	RENT E	LECTRIC	CHARGES	\$	963.31

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 12/20/23 - 01/22/24	Reading Date:	01/22/2024
-------------------------------------	---------------	------------

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size		Consumption (1 cu ft = 7.48 gai)
74759726	33	32784	Regular	2		0 GAL
Basic Month	ly Charg	e			\$	100.80
City of Jacks	sonville F	ranchise Fe	9 0			3.02
TOTAL CUP	RENTI	RRIGATIO	N CHARGE	S	Ŝ	103.82

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 12/18/23 - 01/21/24 Reading	Date:	01/21/2024
---	-------	------------

Service Point: Commercial - Water/Sewer

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Туре	Size	(1 cu ft = 7.48 gal)
83715247	34	2039	Regular	1	10000 GAL
Basic Month	е		\$ 52.88		
Sewer Usage Charge					63.90
City of Jacks	onville F	ranchise Fe	90		3.50
TOTAL CUR	RENT S	EWER CH	ARGES		\$ 120.28

Account #: 2523678745

		W/AT	ER SEI	RVICE)
Billing Rate	e: Comn	nercial Wat	er Service			
Service Ad	dress: 1	2319 WYN	NFIELD LA	KES DR		
Service Pe	riod: 12	/18/23 - 01	/21/24	Reading	Date:	01/21/2024
Service Poi	int: Com	mercial - \	Nater/Sew	ver		
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size		Consumption (1 cu ft = 7.48 gal)
83715247	34	2039	Regular	1		10000 GAL
Basic Monthly Charge					\$	31.50
Water Consumption Charge						18.60
City of Jacks	onville F	ranchise Fe	90			1.50
TOTAL CUP	BENT V	VATER CH	ARGES		\$	51.60

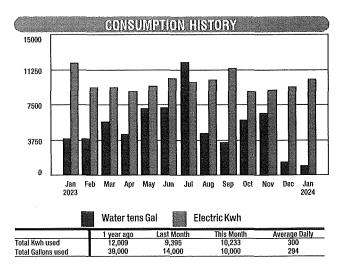
Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

ELECTRIC SERVICE

Service Point: Commercial - Electric

Meter	Days	Current	Reading	Meter	
Number	Billed	Reading	Туре	Constant	Consumption
24081122	34	38265	Regular	1	1694 KWH
Basic Monthly Charge				\$	21.00
Energy Charge (\$0.06078 per kWh)					102.96
Tax Exempt Fuel Cost (\$0.03844 per kWh)					65.12
Taxable Fuel Cost (\$0.00511 per kWh)					8.66
City of Jacksonville Franchise Fee					5.93
Gross Receipts Tax					5.22
TOTAL CUP	RENT E	LECTRIC	ŝ	208.89	





INVOICE

\$5, (0)(0)

\$,00 **\$739.00**

\$739.00

\$704.00

1-866-218-5823 www.sesac.com FED ID: 83-2154058

Music Performance License

BALANCE DUE SUMMARY

Clumenti Pleniorii Playmenti Dure

Past Period(s) Payment Due

Last Playment Received01/10//2023

Late Fiers

Total Amount Due

Account Name:	Wynnfield Lakes CDD
Account #;	76256
Bill To #:	739805
Statement Period Through End Date	12/31/2024
Payment Due Date	Immediately

Simplify your life with AutoPay Go paperless with eBilling Enroll Online Today!

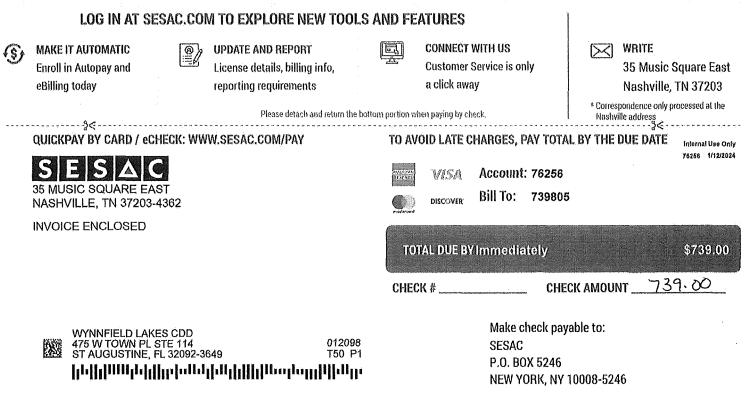
JAN 2 4 2024

Important Information

SESAC wishes you Happy Holidays and a Prosperous New Year.

If you need to connect with our team, please contact Customer Service at www.sesac.com by logging into your account, todayl

370 572 SYD



Account: 76256

Bill To: 739805

Wynnfield Lakes CDD

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10726501	01/01/2024	\$739.00				\$739.00
Wynnfield Lakes		12319 Wynnfiel	d Lakes Dr, Jacksor	nville, FL		\$739.00
Contract No.: 3738	6-1	Multi-Unit Resid	ential, Jan 01, 202	4 - Dec 31, 2024		

Group Total: \$739.00

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: February-24

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: February-24

Amount per each: \$70.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

WYNNFIELD LAKES CDD MONTHLY EXPENSE REPORT

BEGINNING	1/1/2024
ENDING	2/1/2024

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
1/4/2024	Pool safety rope	001.320.53800.46000	Repairs & Replacements	Amazon	\$ 25.99
1/5/2024	Hand sanitizer	001.320.57200.52000	Operating Supplies	Amazon	\$ 78.39
1/6/2024	Toilet paper, trash bags,	001.320.57200.52000	Operating Supplies	Amazon	\$ 236.03
1/10/2024	Water filter	001.320.57200.52000	Operating Supplies	Amazon	\$ 79.95
1/10/2024	Monthly dumpster charge	001.320.53800.43300	Refuse Services (WM)	Waste Mgmt	\$ 205.63
1/11/2024	Switch plate covers	001.320.53800.46000	Repairs & Replacements	Home Depot	\$ 51.31
1/12/2024	Calendar, markers, soap	001.320.57200.52000	Operating Supplies	Amazon	\$ 170.70
1/15/2024	Flags	001.320.53800.46000	Repairs & Replacements	Amazon	\$ 56.64
1/16/2024	Toilet paper refund	001.320.57200.52000	Operating Supplies	Amazon	\$ (56.67)
1/18/2024	Soap dispenser, storage case	001.320.57200.52000	Operating Supplies	Amazon	\$ 70.30
1/19/2024	Hand sanitizer return	001.320.57200.52000	Operating Supplies	Amazon	\$ (78.39)
1/23/2024	Ink	001.320.57200.51000	Office Supplies	HP Instant Ink	\$ 10.74
1/26/2024	Movie	001.320.57200.49400	Special Events	Amazon	\$ 14.98
1/26/2024	Paper towels	001.320.57200.52000	Operating Supplies	Amazon	\$ 27.77
1/26/2024	Popcorn	001.320.57200.49400	Special Events	Amazon	\$ 21.86
1/26/2024	Hardware, fabuloso	001.320.57200.52000	Operating Supplies	Home Depot	\$ 12.21
1/27/2024	Chips	001.320.57200.49400	Special Events	Amazon	\$ 43.72
2/1/2024	Bottle waters	001.320.57200.49400	Special Events	Walmart	\$ 18.06
TOTALS					\$989 .22

Explanation:

Signature: Lina Hernandez, Amenity Manager

amazon.com

Final Details for Order #112-4670181-2472232

Order Placed: January 4, 2024 Amazon.com order number: 112-4670181-2472232 Order Total: \$25.99

Business order information

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 4, 2024					
Items Ordered		Price			
1 of: <i>Ring Buoy Heaving Line (60ft)</i> Sold by: Poolweb <u>(seller profile)</u> Condition: New		\$25.99			
Shipping Address:	Item(s) Subtotal:	\$25.99			
Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176	Shipping & Handling:	\$0.00			
United States	Total before tax:	\$25.99			
	Sales Tax:	\$0.00			
Shipping Speed:					
Economy Shipping	Total for This Shipment:	\$25.99 			

Pa	ayment information
Payment Method: Visa Last digits: 7349	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$25.99 Estimated Tax: \$0.00
Credit Card transactions	Grand Total: \$25.99 Visa ending in 7349: January 4, 2024: \$25.99

To view the status of your order, return to Order Summary .

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Final Details for Order #112-9142759-5047422

Order Placed: January 4, 2024 Amazon.com order number: 112-9142759-5047422 Seller's order number: 3188796 Order Total: \$78.39

Business	order	information
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Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 5, 2024		
Items Ordered	Price	
1 of: Zep Instant Hand Sanitizer Gel 70% Alcohol - 1 Gallon (Case of 4) ECZUIHSG128 - Pump Included - Exceeds CDC Guidelines - Kills 99.99% of germs	\$78.39	
Sold by: Zep Inc (seller profile) Product question? (Ask Seller)		
Business Price Condition: New		
Shipping Address: Item(s) Subtotal:	\$78.39	
Ken Thomas 5503 FARGO DR N Shipping & Handling:	\$0.00	
JACKSONVILLE, FL 32207-7176		
United States Total before tax:	\$78.39	
Sales Tax:	\$0.00	
Shipping Speed:		
Standard Shipping Total for This Shipment:	\$78.39	

F	Payment information
Payment Method: Visa Last digits: 7349	Item(s) Subtotal: \$78.39 Shipping & Handling: \$0.00
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761	 Total before tax: \$78.39 Estimated Tax: \$0.00
United States	Grand Total: \$78.39
Credit Card transactions	Visa ending in 7349: January 5, 2024: \$78.39

To view the status of your order, return to Order Summary .

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Final Details for Order #112-6507190-7277024

Order Placed: January 4, 2024 Amazon.com order number: 112-6507190-7277024 Order Total: \$236.03

Business	order	information	

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 4, 2024		
Items Ordered		Price
1 of: Vplus 2000 Pack 9 OZ Clear Plastic Cups, Disposable Plastic Cups, 9 Ounce Co Thanksgiving Christmas Party Sold by: ZHUOFENG <u>(seller profile)</u> Business Price Condition: New	ld Party Drinking Cups for Wedding	\$79.49
1 of: Everwipe Mobile Wet Wipe Buckets White, Resealable, Bucket Compatible with B (10-BKT-2) Sold by: Amazon.com Condition: New	Everwipe Wipes Roll, 2 buckets, 192811	\$26.09
Shipping Address:	Item(s) Subtotal:	\$105.58
Ken Thomas 5503 FARGO DR N	Shipping & Handling:	\$0.00
JACKSONVILLE, FL 32207-7176 United States	Total before tax:	\$105.58
	Sales Tax:	\$0.00
Shipping Speed:		
Delivery in fewer trips to your address	Total for This Shipment:	\$105.58

Shipped on January 5, 2024	
Items Ordered	Price
1 of: Amazon Basics Flextra Tall Kitchen Drawstring Trash Bags, Unscented, 13 Gallon, 120 Count Sold by: Amazon (seller profile)	\$15.79
Condition: New	
1 of: Reli. 40-45 Gallon Trash Bags Heavy Duty 250 Bags Large Black Garbage Bags 39, 40, 42, 45 Gallon Made in USA Sold by: Reli. (seller profile)	\$57.99
Condition: New	
Shipping Address: Item(s) Subtotal:	\$73.78
Ken Thomas Shipping & Handling:	\$0.00

JACKSONVILLE, FL 32207-7176	
United States	

Total for This Shipment: \$73.78

Shipped on January 6, 2024		
Items Ordered		Price
1 of: Tork Mini Jumbo Toilet Paper Roll White T2, Advanced, 2-Ply, 12 x 751', 12024402 Sold by: Amazon.com Condition: New		\$56.67
Shipping Address:	Item(s) Subtotal:	\$56.67
Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176	Shipping & Handling:	\$0.00
United States	Total before tax:	\$56.67
	Sales Tax:	\$0.00
Shipping Speed:		
Delivery in fewer trips to your address	Total for This Shipment:	\$56.67
Payment information		
Payment Method:	Item(s) Subtotal:	\$236.03
Visa Last digits: 7349	Shipping & Handling:	\$0.00
Billing address	-	
Wynnfield Lakes CDD	Total before tax:	\$236.03
5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Estimated Tax:	\$0.00
	Grand Total:	\$236.03

Credit Card transactions

Visa ending in 7349: January 6, 2024: \$236.03

To view the status of your order, return to Order Summary .

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Final Details for Order #112-7292391-3551453

Order Placed: January 10, 2024 Amazon.com order number: 112-7292391-3551453 Order Total: \$79.95

Business order information

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 10, 2024

Items Ordered

1 of: *XO5515 Replacement Filter for Bottleless Water Coolers* Sold by: Just Great Water <u>(seller profile)</u> Condition: New

Shipping Address:

Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States

Shipping Speed:

Standard Shipping

Item(s) Subtotal: \$79.95 Shipping & Handling: \$0.00 -----Total before tax: \$79.95 Sales Tax: \$0.00 -----Total for This Shipment: \$79.95

Price

\$79.95

Payment information		
Payment Method:	Item(s) Subtotal: \$79.95	
Visa Last digits: 7349	Shipping & Handling: \$0.00	
Billing address		
Wynnfield Lakes CDD	Total before tax: \$79.95	
5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Estimated Tax: \$0.00	
	Grand Total: \$79.95	
Credit Card transactions	Visa ending in 7349: January 10, 2024: \$79.95	

To view the status of your order, return to Order Summary .

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28-1	6690-	73007
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WYNNFIELD LAKES CDD 01/01/24-01/31/24 12/21/2023

	Invoice Number:			12/21/2023 9653155-2224-7
How to Contact Us	Your Payment is Due		Your Tota	al Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat. Customer Service: (904) 260-1592	Jan 20, 2024 If full payment of the invoiced amount is not receiver within your contractual terms, you may be charged monthly late charge of 2.5% of the unpaid amount, wit minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.	a ha e	\$205 If payment is re 01/20/2024:	ceived after
Previous Balance Payments	Adjustments	Current lı Charg		Total Account Balance Due
208.03 (208.03)	0.00	205.6	53	205.63
DETAILS OF SERVICE				
Details for Service Location:Customer ID:28-16690-73007Wynnfield Lakes Cdd, 12319 Wynnfield Lakes Dr, Jacksonville FL 32246				
Description	Date	Ticket	Quantity	Amount
Gate Service 1X Week 6 Yard Dumpster 1X Week Energy Surcharge DUVAL CM 17% FRANCHISE FEE	01/01/24 01/01/24		1.00 1.00	12.96 138.89 23.90 29.88
Total Current Charges				205.63

INVOICE

Customer ID:

Customer Name: Service Period:



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DO NOT SEND PAYMENTS HERE: REFUSE SERVICES, INC. PO BOX 3020 MONROE, WI 53566-8320 (904) 260-1592 (866) 381-9369 (904) 260-1449 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
12/21/2023	9653155-2224-7	28-16690-73007
Payment Terms	Total Due	Amount
Total Due by 01/20/2024 If Received after 01/20/2024	\$205.63 \$210.77	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *** Your credit card will be charged \$205.63.

2224000281669073007096531550000002056300000020563 8

----- Please detach and send the lower portion with payment --- (no cash or staples)------

10290C69

WYNNFIELD LAKES CDD 5385 N NOB HILL RD SUNRISE FL 33351

Remit To: WM CORPORATE SERVICES, INC. AS PAYMENT AGENT PO BOX 4648 **CAROL STREAM, IL 60197-4648**



GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



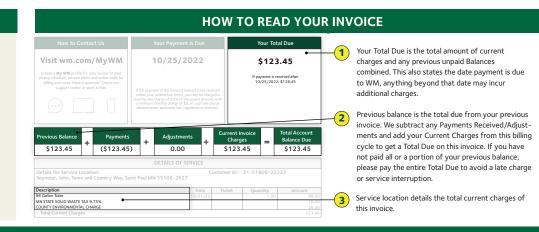
AutoPay Set up recurring payments with us at wm.com/myaccount

Online Use wm.com for quick and easy payments

\$

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By Phone Pay 24/7 by calling 866-964-2729



Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit **call2recycle.org** to find a retailer who accepts batteries for proper recycling.

NO

- Propane tanks Lithium-ion batteries
- BBQ coals Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location

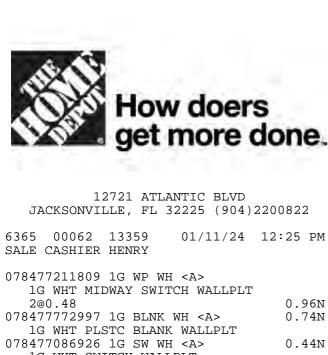
If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

Check Here to Change Contact Info	Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact ${\bf WM}.$	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		
Address 2		
City		
State	Email	
Zip	Date	
Email	Bank Account	
Date Valid	Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



1G WHT PLSTC H 078477086926 1G S 1G WHT SWITCH	SW WH <a>	T 0.44N
070686571569 DECI		
DECLAN 1 DPLX-		
3@4.47		13.41N
070686571576 DECI	L-1R-WH <a>	
DECLAN 1 RCKR-	-WH	
6@4.47		26.82N
070686571552 DECI		
DECLAN 1 TGGL	-WH	0 0 417
2@4.47		8.94N
	SUBTOTAL	51.31
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$51.31
XXXXXXXXXX7349	VISA	
		USD\$ 51.31

0.96N

0.74N

ΤA

Visa Credit

P.O.#/JOB NAME: RE-PAINTING

AUTH CODE 011607/6622457

AID A000000031010

Chip Read



6365 62 13359 01/11/2024 8392

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON 90 04/10/2024 Α 1

DID WE NAIL IT?

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 33372 27069 PASSWORD: 24061 27007

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



Final Details for Order #112-6460332-3706600

Business order information

Order Placed: January 10, 2024 Amazon.com order number: 112-6460332-3706600 Order Total: \$170.70

Location: DSD - Wynnfield Lakes	
GL code: 59010 Pass Thru-DSD, DPFG, Fac	
Billable / Non-Billable: Non-Billable	
Cost center: Northeast	
Shipped on January 10, 2024	
Items Ordered	Price
1 of: 2024-2025 Monthly Planner/Calendar - Jan. 2024 - Dec. 2025, 9" x 11", with 24 Monthly Tabs, Inner Pocket, Perfect for Organization-Gray Sold by: Maalbok <u>(seller profile)</u> Business Price Condition: New	\$8.48
1 of: EXPO Low Odor Dry Erase Marker Starter Set, Chisel Tip, Assorted, Whiteboard Eraser, Cleaning Spray, 6 Count Sold by: Amazon <u>(seller profile)</u> Business Price Condition: New	\$5.38
Shipping Address: Item(s) Subtotal:	\$13.86
Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176	\$0.00
United States Total before tax:	\$13.86
Sales Tax:	\$0.00
Shipping Speed:	
FREE Prime Delivery Total for This Shipment:	\$13.86

Shipped on January 10, 2024			
Items Ordered	Price		
1 of: Gojo E1 Foam Handwash, Fragrance Free, 1250 mL Handwash Refill FMX-12 Push-Style Hand Soap Dispenser (Pack of 4) - 5167-04	\$75.25		
Sold by: Amazon.com			
Condition: New			
1 of: EXPO Low Odor Dry Erase Markers, Ultra-Fine Tip, Assorted Colors, 8 Count	\$7.59		
Sold by: Amazon <u>(seller profile</u>)			
Business Price			
Condition: New			
Shipping Address: Item(s) Subtotal:	\$82.84		

FREE Prime Delivery

Shipped	on January	12, 2024
---------	------------	----------

Items Ordered		Price
1 of: GOJO FMX-12 Push-Style Foam Soap Dispenser, Dove Grey, for 1250 mL GOJO FMX-12 Hand Soap Refills (Pack of 1) - 5150-06		\$16.00
Sold by: Amazon.com		
Condition: New		
Shipping Address:	Item(s) Subtotal:	\$16.00
Ken Thomas	Shipping & Handling:	\$0.00
5503 FARGO DR N JACKSONVILLE, FL 32207-7176		
United States	Total before tax:	\$16.00
	Sales Tax:	\$0.00
Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$16.00

Shipped on January 12, 2024			
Items Ordered		Price	
1 of: 48" x 72" SwiftGlimpse 2024 Wall Calendar Erasable HUGE Jumbo We	& Dry Erase Laminated 12 Month Annual Yearly Wall	\$58.00	
Planner, Horizontal, Navy Sold by: swiftmap (seller profile)			
Business Price			
Condition: New			
Shipping Address:	Item(s) Subtotal:	\$58.00	
Ken Thomas	Shipping & Handling:	\$0.00	
5503 FARGO DR N JACKSONVILLE, FL 32207-7176			
United States	Total before tax:	\$58.00	
	Sales Tax:	\$0.00	
Shipping Speed:			
FREE Prime Delivery	Total for This Shipment:	\$58.00	

Payment information

Payment Method: Visa | Last digits: 7349 Item(s) Subtotal: \$170.70 Shipping & Handling: \$0.00

Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761

Total before tax: \$170.70 Estimated Tax: \$0.00

Credit Card transactions

Visa ending in 7349: January 12, 2024: \$170.70

To view the status of your order, return to Order Summary .

amazon.com

Final Details for Order #112-4053278-3257056

Order Placed: January 15, 2024 Amazon.com order number: 112-4053278-3257056 Order Total: \$56.64

Business order information

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on January 15, 2024

Items Ordered 3 of: American Flag 3x5 Outdoor - 3x5 American Flag Outdoor Heavy DutyUs Usa Flag 3x5 OutdoorAmerican F American Flags Nylon 3x5 Embroidered Outside All Weather United States Flag Sold by: ANNDONEFLAG INC (seller profile) Condition: New	Flag Made In Usa	Price \$18.88
Shipping Address:	Item(s) Subtotal:	\$56.64
Ken Thomas 5503 FARGO DR N	Shipping & Handling:	\$0.00
JACKSONVILLE, FL 32207-7176		
United States	Total before tax:	\$56.64
	Sales Tax:	\$0.00
Shipping Speed:		
FREE Prime Delivery To	otal for This Shipment:	\$56.64

Payment information Payment Method: Item(s) Subtotal: \$56.64 Visa | Last digits: 7349 Shipping & Handling: \$0.00 -----**Billing address** Total before tax: \$56.64 Wynnfield Lakes CDD 5385 N NOB HILL RD **Estimated Tax:** \$0.00 SUNRISE, FL 33351-4761 United States Grand Total: \$56.64 Visa ending in 7349: January 15, 2024: \$56.64

Credit Card transactions

To view the status of your order, return to Order Summary.

amazon business

Hello Lina,

We've issued a refund for the item(s) below. This is an advanced refund issued prior to our receipt and verification of the item(s). Upon verification, we may charge your card partially/fully for the refunded amount*.

Refund Confirmation Order # 112-6507190-7277024 View return & refund status			
Tork Mini Jumbo Toilet Paper			
Refund total: \$56.67**			
Refund will appear on your Visa in 3-5 business days.			
* Based on our verification of the item, if the item is not the item for which you had requested a return, is not in the same quantity, or not in new/unused condition, we will charge your original payment method or another valid payment method in your account.			

** Learn more about refunds



Final Details for Order #112-6656318-8236257

Order Placed: January 17, 2024 Amazon.com order number: 112-6656318-8236257 Order Total: \$70.30

Business order information

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 17, 2024

Price **Items Ordered** \$16.00 2 of: GOJO FMX-12 Push-Style Foam Soap Dispenser, Dove Grey, for 1250 mL GOJO FMX-12 Hand Soap Refills (Pack of 1) -5150-06 Sold by: Amazon.com Condition: New Shipping Address: Item(s) Subtotal: \$32.00 Ken Thomas Shipping & Handling: \$0.00 5503 FARGO DR N -----JACKSONVILLE, FL 32207-7176 Total before tax: United States \$32.00 Sales Tax: \$0.00 **Shipping Speed:** ----**FREE Prime Delivery** Total for This Shipment: \$32.00

Shipped on January 18, 2024			
Items Ordered	Price		
1 of: Amazon Basics Wall Mount Hardware and Craft Storage Cabinet Drawer Organizer 39 Drawers, Black, Orange, 6" D x 14.5" W x 18" H Seld by Amazon (colleg prefile)	\$38.30		
Sold by: Amazon <u>(seller profile</u>) Business Price Condition: New			
Shipping Address: Item(s) Subtotal:	\$38.30		
Ken Thomas 5503 FARGO DR N Shipping & Handling:	\$0.00		
JACKSONVILLE, FL 32207-7176 United States Total before tax:	\$38.30		
Shinning Speed	\$0.00		
Shipping Speed: Total for This Shipment: FREE Prime Delivery Total for This Shipment:	\$38.30 		

Payment Method:	Item(s) Subtotal: \$70.30
Visa Last digits: 7349	Shipping & Handling: \$0.00
Billing address	
Wynnfield Lakes CDD	Total before tax: \$70.30
5385 N NOB HILL RD	Estimated Tax: \$0.00
SUNRISE, FL 33351-4761	
United States	Grand Total: \$70.30
Credit Card transactions	Visa ending in 7349: January 18, 2024: \$70.30

To view the status of your order, return to $\underline{\text{Order Summary}}$.

Refund on order 112-9142759-5047422

We're writing to let you know we processed your refund of \$78.39 for your Order 112-9142759-5047422 from Zep Inc.

This refund is for the following item(s):

Item: Zep Instant Hand Sanitizer Gel 70% Alcohol - 1 Gallon (Case of 4) ECZUIHSG128 - Pump Included -Exceeds CDC Guidelines - Kills 99.99% of germs Quantity: 1 ASIN: B08KFF6XDR Reason for refund: Item not received

Here's the breakdown of your refund for this item:

Item Refund: \$78.39

We'll apply your refund to the following payment method(s):

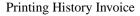
Visa Credit Card [expiring on 9/2025]: \$78.39

We've processed a refund for the above order in the amount of \$78.39. The refund should appear on your account in 2-3 days if issued to a credit card.

Refunds issued to a bank account typically take 7-10 days to reflect on the account balance.

HP Instant Ink

Ink replacement service



Billing Cycle from Dec 22, 2023 - Jan 21, 2024 Billing Date: Jan 22, 2024

ADDITIONAL

PAGES PRINTED

ROLLOVER

CUSTOMER NAME	SHIPPING ADDRESS		
lina hernandez	12319 WYNNFIELD LAKES DR, JACKSONVILLE, FL 32246-4241, US		
BILLING ADDRESS			
5385 N Nob Hill Rd, Sunrise, FL 33351, US			
STATEMEN	IT NUMBER		
IIUSDN1251916715			
PRINTER SERIAL NUMBER			
HP OfficeJet Pro 8025e All-in-One Printer TH2AP5Q04S			
ACCOUNT NUMBER ACCOUNT PLAN			
8243221048	8243221048 \$5.99 - 100 Pgs / Mo		
PAGES PRINTED			
Regular Pages: 100 - \$5.99			

Dec 28, 2023	1		
Dec 29, 2023	2		
Jan 3, 2024	3		
Jan 4, 2024	7		
Jan 5, 2024	8		
Jan 8, 2024	1		
Jan 9, 2024	8		
Jan 10, 2024		1	
Jan 11, 2024		2	
Jan 12, 2024		4	
Jan 15, 2024			1
Jan 17, 2024			20
Jan 18, 2024			12
Jan 19, 2024			2

REGULAR

70

PAYMENT BALANCE	
Previous billing cycle charges:	\$0.00
Current billing cycle charges:	\$9.99
Tax:	\$0.75
Total:	\$10.74

Rollover Pages:

Additional Pages:

Total Pages Printed:

** Page counts are not recorded in real time. Printed pages are automatically recorded about once per day and reflected in your Print History on the date they were printed provided that the printer is connected to the Internet via WiFi or Ethernet. If pages are printed when the printer is not connected to the Internet (offline), those pages will be recorded on the date the printer comes back online. Pages printed without using Instant Ink cartridges are not recorded. *** You have **additional charges** that will appear in the next billing cycle as your printer is currently offline.

35 - \$4.00

7 - N/A

142

DATE *

Dec 22, 2023

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Sign in to review or update your account: instantink.hpconnected.com/us/en HP Inc., 1501 Page Mill Road, Palo Alto, CA 94304 USA 650-857-1501



amazon.com

Final Details for Order #111-6599151-3763447

Order Placed: January 26, 2024 Amazon.com order number: 111-6599151-3763447 Order Total: \$14.98

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Items Ordered

1 of: The Super Mario Bros. Movie - Power Up Edition Blu-ray + DVD + Digital , Chris Pratt Sold by: Amazon.com Condition: New

Shipping Address:

Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States

Shipping Speed:

FREE Prime Delivery

Item(s) Subtotal: \$14.98 Shipping & Handling: \$0.00 -----Total before tax: \$14.98 Sales Tax: \$0.00 -----Total for This Shipment: \$14.98

Price

\$14.98

Payment information		
Payment Method:	Item(s) Subtotal: \$14.9	
Visa Last digits: 7349	Shipping & Handling: \$0.0	
Billing address		
Wynnfield Lakes CDD	Total before tax: \$14.9	
5385 N NOB HILL RD	Estimated Tax: \$0.0	
SUNRISE, FL 33351-4761 United States		
United States	Grand Total: \$14.9	
Credit Card transactions	Visa ending in 7349: January 26, 2024: \$14.9	

To view the status of your order, return to Order Summary .

amazon.com

Final Details for Order #111-0270371-5137074

Order Placed: January 26, 2024 Amazon.com order number: 111-0270371-5137074 Order Total: \$21.86

Business order information

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 26, 2024

Items Ordered

1 of: Smartfood Popcorn, Variety Pack, 0.5 Ounce (Pack of 40) Sold by: Amazon (seller profile) Business Price Condition: New

Shipping Address:

Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States

Shipping Speed:

FREE Prime Delivery

Item(s) Subtotal: \$21.86 Shipping & Handling: \$0.00 -----Total before tax: \$21.86 Sales Tax: \$0.00 -----Total for This Shipment: \$21.86

Price \$21.86

Payment information

Payment Method: Visa | Last digits: 7349

Billing address

Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States
 Shipping & Handling:
 \$0.00

 Total before tax:
 \$21.86

 Estimated Tax:
 \$0.00

 Grand Total:
 \$21.86

Item(s) Subtotal: \$21.86

Credit Card transactions

Visa ending in 7349: January 26, 2024: \$21.86

To view the status of your order, return to Order Summary .



Final Details for Order #112-4444505-2233821

Order Placed: January 26, 2024 Amazon.com order number: 112-4444505-2233821 Order Total: \$27.77

Business order informat	ion
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Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 26, 2024		
Items Ordered 1 of: <i>Scott Paper Towels, Choose-A-Sheet - 30 Mega Rolls (2 Packs of 15) = 56 Regular Rolls (102 Sheets Per Roll)</i> Sold by: Amazon <u>(seller profile)</u> Business Price Condition: New	Price \$27.77	
Shipping Address:Item(s) Subtotal:Ken ThomasShipping & Handling:5503 FARGO DR NJACKSONVILLE, FL 32207-7176United StatesTotal before tax:Sales Tax:	\$27.77 \$0.00 \$27.77 \$0.00	
Shipping Speed: FREE Prime Delivery Total for This Shipment:	\$27.77	

Payment Method: Visa | Last digits: 7349

Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States Item(s) Subtotal: \$27.77 Shipping & Handling: \$0.00 -----Total before tax: \$27.77 Estimated Tax: \$0.00 -----Grand Total: \$27.77

Credit Card transactions

Visa ending in 7349: January 26, 2024: \$27.77

To view the status of your order, return to Order Summary .

How doers get more done.
get more done.
12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822 6365 00062 53132 01/26/24 12:54 PM
SALE CASHIER CROSS
887480369519 M8 MC SCW <a> 1.25N M8X25 ZN PAN PH MC SCW 1PC (33N) 037155025244 TOIL SHIMS <a> 0.98N
PLASTIC TOILET SHIMS 4-PACK 827854010340 FABLAV1690Z <a> 9.98N FABULOSO 2X APC LAVENDER 1690Z
SUBTOTAL 12.21
SALES TAX 0.00 TAX EXEMPT TOTAL \$12.21
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
AUTH CODE 026618/1624662 TA Chip Read AID A000000031010 Visa Credit
P.O.#/JOB NAME: MISC REPAIRS
6365 01/26/24 12:54 PM 1110 1110 1110 1110 1110 6365 62 53132 01/26/2024 4605
RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON A 1 90 04/25/2024

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD
Opine en español
www.homedepot.com/survey
User ID: H89 112918 106615 PASSWORD: 24076 106553
Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.



Final Details for Order #111-8904924-9881029

Order Placed: January 26, 2024 Amazon.com order number: 111-8904924-9881029 Order Total: \$43.72

Business order information

Location: DSD - Wynnfield Lakes GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on January 26, 2024

Items Ordered

1 of: *Frito-Lay Baked & Popped Mix Variety Pack, (Pack of 40)* Sold by: Amazon <u>(seller profile)</u> Business Price Condition: New

Shipping Address:

Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States

Item(s) Subtotal: \$21.86 Shipping & Handling: \$1.49 Free Shipping: -\$1.49 Total before tax: \$21.86 Sales Tax: \$0.00 -----Total for This Shipment: \$21.86

Price

\$21.86

Shipped on January 26, 2024				
Items Ordered	Price			
1 Of: Frito-Lay Baked & Popped Mix Variety Pack, (Pack of 40) Sold by: Amazon <u>(seller profile)</u> Business Price Condition: New	\$21.86			
Shipping Address: Item(s) Subtotal:	\$21.86			
Ken Thomas Shipping & Handling:	\$1.50			
5503 FARGO DR N JACKSONVILLE, FL 32207-7176 Free Shipping:	-\$1.50			
United States				
Total before tax:	\$21.86			
Sales Tax:	\$0.00			
Total for This Shipment:	\$21.86			

Payment information

Payment Method: Visa | Last digits: 7349

Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States

 Item(s) Subtotal:
 \$43.72

 Shipping & Handling:
 \$2.99

 Promotion applied:
 -\$2.99

 Total before tax:
 \$43.72

 Estimated Tax:
 \$0.00

 Grand Total:
 \$43.72

Credit Card transactions

Visa ending in 7349: January 26, 2024: \$43.72

To view the status of your order, return to Order Summary .

