

*Wynnfield Lakes
Community Development District*

January 15, 2025

AGENDA

**Wynnfield Lakes
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.WynnfieldLakesCDD.net

January 8, 2025

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, January 15, 2025 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1020, Jacksonville, Florida.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the November 20, 2024 Meeting
- IV. Consideration of Request for Use of the Athletic Field from Body Mind Performance for a Summer Camp
- V. Discussion of Erosion
- VI. Consideration of Resolution 2025-03, Designating Officers
- VII. Acceptance of the Fiscal Year 2024 Audit Report
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Acceptance of the 2024 Annual Engineer's Report
 2. Acceptance of the 2024 Public Facilities Report
 3. Proposal for a Drainage System Assessment and Report
 - C. District Manager

- D. Operations Manager
 - 1. Service Reports
 - 2. Proposal for Resurfacing Pickleball and Tennis Courts
 - 3. Proposal for Paver Repairs
 - 4. Proposal for Painting Playground Structure
 - 5. Proposals for Pool Furniture
- E. General Manager – Report
- IX. Audience Comments / Supervisors’ Requests
- X. Other Business
- XI. Financial Reports
 - A. Financial Statements as of November 30, 2024
 - B. Assessment Receipts Schedule
 - C. Check Register
- XII. Next Scheduled Meeting – March 26, 2025 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224
- XIII. Adjournment

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, November 20, 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:

| | |
|-----------------------------|---------------|
| Kristi Sweeney | Chairperson |
| Luis Diaz-Rodriguez | Vice Chairman |
| Jeff Lawton <i>by phone</i> | Supervisor |
| Mark Oliver | Supervisor |
| Nate Dickinson | Supervisor |

Also present were:

| | |
|-------------------|--------------------------|
| Daniel Laughlin | District Manager |
| Mary Grace Henley | District Counsel |
| Kyle Sowards | District Engineer |
| Ken Thomas | Field Operations Manager |
| Lina Hernandez | General Manager |
| Lauren Gentry | Kilinski Van Wyk |
| Emily Tillman | Body Mind Performance |

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

There being no audience members present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 18, 2024 Meeting

There were no comments on the minutes.

| |
|--|
| On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the September 18, 2024 meeting were approved as presented. |
|--|

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-01, Declaring Vacancies in Seat Nos. 3 and 5

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor Resolution 2025-01, declaring vacancies in seat numbers 3 and 5 was approved.

B. Consideration of Appointing New Supervisors to Seats 3 and 5

Mr. Oliver and Mr. Dickinson both indicated they were in favor of remaining on the Board.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor appointing Nate Dickinson to Seat 3 was approved.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor appointing Mark Oliver to Seat 5 was approved.

C. Oath of Office for Newly Elected and Appointed Supervisors

Mr. Laughlin, being a notary public for the State of Florida, administered oaths to Mr. Diaz-Rodriguez, Mr. Oliver and Mr. Dickinson.

D. Consideration of Resolution 2025-02, Designating Officers

There being no requested changes to the slate of officers, the motion below was made to approve the slate of officers as-is.

On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor Resolution 2025-02, designating officers was approved.

FIFTH ORDER OF BUSINESS

Consideration of Request from Body Mind Performance to Use the Athletic Field for a Winter Camp

Ms. Tillman asked the Board for approval to use the athletic field for a winter soccer camp from January 2nd to January 3rd from 9:00 a.m. to 3:00 p.m. at a rate of \$150 per day.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor the request from Body Mind Performance for a winter camp to be held January 2nd and January 3rd for \$150 per day was approved.

Dr. Sweeney asked that a report on the camp participation be provided in the future.

SIXTH ORDER OF BUSINESS

Consideration of Request for Proposals for Erosion Repair Project

Ms. Gentry stated that at the last meeting there was discussion of pausing the erosion repair project until staff could determine if there was any other entity that could assist with funding the project. Attempts to find someone else willing to contribute have not been successful. The preliminary estimates put this project above the formal bid threshold. She presented a notice of request for proposals that would be published in a newspaper, and evaluation criteria that would be used to evaluate the bids that are submitted.

Mr. Soward went over the design options for the repair.

Dr. Sweeney suggested splitting the 30 points for schedule and personnel between the two evenly. She also commented that the residents pay taxes to maintain the stormwater management system and the preserve, so she questions if this is solely the District's responsibility. She wants to ensure the District is doing their due diligence before setting a precedent by making this repair and issuing bonds to fund it.

Ms. Gentry stated that she thinks it's at least worth putting the city on notice by asking them to send out an engineer to look at their portion.

Mr. Lawton questioned if residents installing pools along this same property line will cause a similar issue in the future.

Mr. Soward stated that his firm is doing a drainage assessment of the entire neighborhood currently, so they can look at those areas as well to assess any potential future issues.

Dr. Sweeney stated that the District should be able to apply for stormwater fee credits if it implements stormwater management practices that benefit the city's system.

Ms. Gentry stated that can be raised with the city to get their input. She also suggested holding off on issuing the request for proposals in case the Board does not feel all the due diligence has been done that they wanted done to start this project by the January meeting.

Mr. Dickinson recommended proposing the terraced wall as the base bid option, and the straight wall as the alternate bid.

Ms. Gentry stated that the RFP will be updated to increase the time to hold the bids to 90 days, adjust the personnel and schedule points to 15 points each, the project will be bid as a design-build for the wall portion, and the terraced wall will be the base bid option, while the straight wall will be the alternate bid option.

Mr. Dickinson suggested waiting until the January meeting to start the bid process.

SEVENTH ORDER OF BUSINESS

Ratification of the Engagement Letter with Berger Toombs for the Fiscal Year 2024 Audit

On MOTION by Mr. Dickinson seconded by Mr. Diaz-Rodriguez with all in favor, the engagement letter with Berger Toombs for the fiscal year 2024 audit was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Consideration of Proposed 2024-2025 Fees

Ms. Gentry presented two years’ worth of proposed price increases for her firm. Following the two years, the District would be subject to a 3% annual adjustment for future fiscal years. The fee for meeting attendance will remain the same flat fee. The increase for 2024-2025 would not go into effect until January 1st.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the proposed rate increases for Kilinski | Van Wyk were approved.

2. Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Ms. Gentry informed the Board that the U.S. Supreme Court has recommended a disclaimer on any personal social media pages that it is a personal page, and opinions expressed are your own, you create a strong presumption that you are using it in a personal capacity rather than in an official capacity and that would protect you from First Amendment claims.

B. District Engineer

Mr. Soward stated that the public facilities report and stormwater needs analysis report should be completed the week following the meeting.

C. District Manager

There being nothing to report, the next item followed.

D. Operation Manager – Service Reports

Mr. Thomas gave an overview of the operations report, a copy of which was included in the agenda package for the Board’s review.

Mr. Laughlin stated that there have been complaints from a resident regarding a patch of grass that has been resodded. The irrigation is supposed to be repaired the day after the meeting, and once that is repaired, it can be resodded again.

Dr. Sweeney stated that it has taken too long to get the sod addressed and if that were a resident’s yard, it would not be okay.

Mr. Thomas presented quotes for new pool furniture.

Mr. Diaz-Rodriguez asked that Mr. Thomas bring more quotes back to the next meeting.

On MOTION by Mr. Dickinson seconded by Mr. Diaz-Rodriguez with all in favor the Amazon quote for two grey chairs and one sofa for the veranda area in the amount of \$619.98 was approved.

Mr. Diaz-Rodriguez commented on the lack of pond maintenance and the amount of weeds growing.

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

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2024

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 2024 assessments are 100% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$50,395.69 was included in the agenda package.

Dr. Sweeney asked that someone send her where the rulemaking notices were published as the cost seems high.

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 15, 2025
at 6:00 p.m. at the University of North
Florida, University Center, 12000 Alumni
Drive, Room 1020, Jacksonville, Florida
32224**

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

ET

Emily Tillman

12:50PM

Re: Attendance for next meeting - summer camp

To: Daniel Laughlin

Hey Daniel,

Ok great. If we could propose two weeks of summer camp similar to last year on the following dates please.

Week 1 - June 16 - 20

Week 2 - June 23- 27

9am -3pm. Residents will get a discount and first access.

Thank you!

Emily



**BODY MIND
PERFORMANCE**

Emily Tillman, Owner

www.bodymindperformance.net

Follow us on instagram @bodymindperformance_

[See More from Daniel Laughlin](#)

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
WYNNFIELD LAKES COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Wynnfield Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Wynnfield Lakes Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Daniel Laughlin is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Patti Powers is appointed Assistant Treasurer.

Jim Oliver, Marilee Giles, Darrin Mossing & Matt Biagetti is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15TH DAY OF JANUARY, 2025.

ATTEST

**WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

**Wynfield Lakes
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Wynnfield Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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, 2024, 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, 2024, 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 (*Government Auditing Standards*). 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 January 9, 2025 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*

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

January 9, 2025

Wynnfield Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 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.

Wynnfield Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

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 special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided 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, 2024.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(2,344,607) (net position). The District's net investment in capital assets was \$(2,961,747). Unrestricted net position was \$565,451 and restricted net position was \$51,689.
- ◆ Governmental activities revenues totaled \$1,253,255 while governmental activities expenses and conveyances totaled \$1,012,698.

**Wynnfield Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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 | |
|--------------------------------------|--------------------------------|-----------------|
| | 2024 | 2023 |
| Current assets | \$ 586,056 | \$ 440,085 |
| Restricted assets | 395,812 | 395,237 |
| Capital assets | 1,350,136 | 1,546,902 |
| Total Assets | 2,332,004 | 2,382,224 |
| Deferred outflows of resources | 172,801 | 187,719 |
| Current liabilities | 416,990 | 415,497 |
| Non-current liabilities | 4,432,422 | 4,739,610 |
| Total Liabilities | 4,849,412 | 5,155,107 |
| Net investment in capital assets | (2,961,747) | (2,896,229) |
| Net position - restricted | 51,689 | 46,872 |
| Net position - unrestricted | 565,451 | 264,193 |
| Total Net Position | \$ (2,344,607) | \$ (2,585,164) |

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

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

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.

**Wynnfield Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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 | |
|----------------------------------|--------------------------------|-----------------------|
| | 2024 | 2023 |
| Program Revenues | | |
| Charges for services | \$ 1,179,822 | \$ 1,116,026 |
| General Revenues | | |
| Investment earnings | 65,001 | 39,071 |
| Miscellaneous revenues | 8,432 | 10,842 |
| Total Revenues | <u>1,253,255</u> | <u>1,165,939</u> |
| Expenses | | |
| General government | 120,928 | 111,935 |
| Physical environment | 298,040 | 270,578 |
| Culture/recreation | 359,473 | 363,770 |
| Interest and other charges | 231,398 | 241,851 |
| Total Expenses | <u>1,009,839</u> | <u>988,134</u> |
| Conveyance to other governments | <u>(2,859)</u> | <u>-</u> |
| Change in Net Position | 240,557 | 177,805 |
| Net Position - Beginning of Year | <u>(2,585,164)</u> | <u>(2,762,969)</u> |
| Net Position - End of Year | <u>\$ (2,344,607)</u> | <u>\$ (2,585,164)</u> |

The increase in physical environment is related to the increase in landscape maintenance in the current year.

**Wynnfield Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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, 2024 and 2023:

| <u>Description</u> | <u>Governmental Activities</u> | |
|-----------------------------------|--------------------------------|---------------------|
| | <u>2024</u> | <u>2023</u> |
| 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 | 114,008 | 121,805 |
| Less: accumulated depreciation | (3,272,917) | (3,083,948) |
| Total Capital Assets, Net | <u>\$ 1,350,136</u> | <u>\$ 1,546,902</u> |

Capital asset activity consisted of \$193,907 in depreciation and a net conveyance to other governments of \$2,859.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less capital outlay, utilities, and repairs than were anticipated.

The September 30, 2024 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 the Series 2005 Special Assessment Bonds. As of September 30, 2024, the balance outstanding for the Series 2014 Bonds was \$4,775,000.

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 2025.

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, 2024

| | Governmental Activities |
|---|------------------------------------|
| ASSETS | |
| Current Assets | |
| Cash and equivalents | \$ 33,363 |
| Investments | 544,549 |
| Prepaid expenses | 8,144 |
| Total Current Assets | 586,056 |
| Non-current Assets | |
| Restricted | |
| Investments, at fair value | 395,812 |
| 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 | 114,008 |
| Less: accumulated depreciation | (3,272,917) |
| Total Non-Current Assets | 1,745,948 |
| Total Assets | 2,332,004 |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Deferred amount on refunding, net | 172,801 |
| LIABILITIES | |
| Current Liabilities | |
| Accounts payable and accrued expenses | 20,605 |
| Accrued interest | 86,385 |
| Bonds payable | 310,000 |
| Total Current Liabilities | 416,990 |
| Non-current Liabilities | |
| Bonds payable, net | 4,432,422 |
| Total Liabilities | 4,849,412 |
| NET POSITION | |
| Net investment in capital assets | (2,961,747) |
| Restricted for debt service | 51,689 |
| Unrestricted | 565,451 |
| Total Net Position | \$ (2,344,607) |

See accompanying notes.

Wynnfield Lakes Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

| <u>Functions/Programs</u> | <u>Expenses</u> | <u>Program Revenues Charges for Services</u> | <u>Net (Expense) Revenue and Changes in Net Position Governmental Activities</u> |
|-------------------------------|----------------------|--|--|
| Primary Government | | | |
| Governmental Activities | | | |
| General government | \$ (120,928) | \$ 136,680 | \$ 15,752 |
| Physical environment | (298,040) | 270,117 | (27,923) |
| Culture/recreation | (359,473) | 253,880 | (105,593) |
| Interest and other charges | (231,398) | 519,145 | 287,747 |
| Total Governmental Activities | <u>\$(1,009,839)</u> | <u>\$ 1,179,822</u> | <u>169,983</u> |
| General Revenues | | | |
| | | | 65,001 |
| | | | 8,432 |
| | | | <u>73,433</u> |
| | | | <u>(2,859)</u> |
| | | | 240,557 |
| | | | <u>(2,585,164)</u> |
| | | | <u>\$ (2,344,607)</u> |

See accompanying notes.

Wynnfield Lakes Community Development District
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

| | General | Debt Service | Total Governmental Funds |
|---------------------------------------|------------|-----------------|--------------------------------|
| ASSETS | | | |
| Cash and cash equivalents | \$ 33,363 | \$ - | \$ 33,363 |
| Investments | 544,549 | - | 544,549 |
| Prepaid expenses | 8,144 | - | 8,144 |
| Restricted | | | |
| Investments, at fair value | - | 395,812 | 395,812 |
| Total Assets | \$ 586,056 | \$ 395,812 | \$ 981,868 |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities | | | |
| Accounts payable and accrued expenses | \$ 20,605 | \$ - | \$ 20,605 |
| Fund Balances | | | |
| Nonspendable-prepaid expenses | 8,144 | - | 8,144 |
| Restricted | | | |
| Debt service | - | 395,812 | 395,812 |
| Assigned | | | |
| Capital reserve | 82,724 | - | 82,724 |
| Unassigned | 474,583 | - | 474,583 |
| Total Fund Balances | 565,451 | 395,812 | 961,263 |
| Total Liabilities and Fund Balances | \$ 586,056 | \$ 395,812 | \$ 981,868 |

See accompanying notes.

Wynnfield Lakes Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

| | |
|--|------------------------------|
| Total Governmental Fund Balances | \$ 961,263 |
| 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, \$114,008, net of accumulated depreciation, \$(3,272,917), used in governmental activities are not current financial resources and therefore, are not reported at the fund level. | 1,350,136 |
| Long-term liabilities, including bonds payable, \$(4,775,000), net of bond discount, net, \$32,578, are not due and payable in the current period and therefore, are not reported at the fund level. | (4,742,422) |
| Deferred outflows of resources are not current financial resources and therefore, are not reported at the governmental fund level. | 172,801 |
| Accrued interest expense is not a current financial use and therefore, is not reported at the governmental fund level. | <u>(86,385)</u> |
| Net Position of Governmental Activities | <u><u>\$ (2,344,607)</u></u> |

See accompanying notes.

Wynnfield Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

| | General | Debt Service | Total Governmental Funds |
|--|-------------------|-------------------|--------------------------------|
| Revenues | | | |
| Special assessments | \$ 660,677 | \$ 519,145 | \$ 1,179,822 |
| Investment earnings | 36,391 | 28,610 | 65,001 |
| Miscellaneous | 8,432 | - | 8,432 |
| Total Revenues | <u>705,500</u> | <u>547,755</u> | <u>1,253,255</u> |
| Expenditures | | | |
| Current | | | |
| General government | 120,928 | - | 120,928 |
| Physical environment | 238,986 | - | 238,986 |
| Culture/recreation | 224,620 | - | 224,620 |
| Debt service | | | |
| Principal | - | 300,000 | 300,000 |
| Interest | - | 218,200 | 218,200 |
| Total Expenditures | <u>584,534</u> | <u>518,200</u> | <u>1,102,734</u> |
| Excess of revenues over/(under) expenditures | <u>120,966</u> | <u>29,555</u> | <u>150,521</u> |
| Other Financing Sources/(Uses) | | | |
| Transfers in | 28,980 | - | 28,980 |
| Transfers out | - | (28,980) | (28,980) |
| Total Other Financing Sources/(Uses) | <u>28,980</u> | <u>(28,980)</u> | <u>-</u> |
| Net Change in Fund Balances | 149,946 | 575 | 150,521 |
| Fund Balances - October 1, 2023 | <u>415,505</u> | <u>395,237</u> | <u>810,742</u> |
| Fund Balances - September 30, 2024 | <u>\$ 565,451</u> | <u>\$ 395,812</u> | <u>\$ 961,263</u> |

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, 2024

| | | |
|--|----|-----------------------|
| Net Change in Fund Balances - Total Governmental Funds | \$ | 150,521 |
| 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 of depreciation in the current period. | | (193,907) |
| Repayments of bond principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. | | 300,000 |
| 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. | | 4,532 |
| Conveyances of capital assets to other governments do not use current resources and therefore, they are not recognized at the fund level. | | <u>(2,859)</u> |
| Change in Net Position of Governmental Activities | \$ | <u><u>240,557</u></u> |

See accompanying notes.

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, 2024

| | Original Budget | Final Budget | Actual | Variance with Final Budget Positive (Negative) |
|---|----------------------------|--------------------------|--------------------------|---|
| Revenues | | | | |
| Special assessments | \$ 659,082 | \$ 659,082 | \$ 660,677 | \$ 1,595 |
| Investment income | 4,000 | 4,000 | 36,391 | 32,391 |
| Miscellaneous revenues | 500 | 500 | 8,432 | 7,932 |
| Total Revenues | <u>663,582</u> | <u>663,582</u> | <u>705,500</u> | <u>41,918</u> |
| Expenditures | | | | |
| Current | | | | |
| General government | 113,849 | 113,849 | 120,928 | (7,079) |
| Physical environment | 250,325 | 250,325 | 238,986 | 11,339 |
| Culture/recreation | 216,242 | 216,242 | 224,620 | (8,378) |
| Capital outlay | 100,000 | 100,000 | - | 100,000 |
| Total Expenditures | <u>680,416</u> | <u>680,416</u> | <u>584,534</u> | <u>95,882</u> |
| Excess of revenues over/(under) expenditures | <u>(16,834)</u> | <u>(16,834)</u> | <u>120,966</u> | <u>137,800</u> |
| Other Financing Sources/(Uses) | | | | |
| Transfers in | <u>18,234</u> | <u>18,234</u> | <u>28,980</u> | <u>10,746</u> |
| Net change in fund balances | 1,400 | 1,400 | 149,946 | 148,546 |
| Fund Balances - October 1, 2023 | <u>109,646</u> | <u>109,646</u> | <u>415,505</u> | <u>305,859</u> |
| Fund Balances - September 30, 2024 | <u><u>\$ 111,046</u></u> | <u><u>\$ 111,046</u></u> | <u><u>\$ 565,451</u></u> | <u><u>\$ 454,405</u></u> |

See accompanying notes.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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 and 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

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

General Fund – 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.

Debt Service Fund – 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.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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 years |
| 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.

**Wynnfield Lakes Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2024**

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, \$961,263, differs from “net position” of governmental activities, \$(2,344,607), 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 | 114,008 |
| Accumulated depreciation | <u>(3,272,917)</u> |
| Total | <u>\$ 1,350,136</u> |

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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, 2024 were:

| | |
|-------------------|-----------------------|
| Bonds payable | \$ (4,775,000) |
| Bond discount | <u>32,578</u> |
| Net bonds payable | <u>\$ (4,742,422)</u> |

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>\$ 172,801</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 | <u>\$ (86,385)</u> |
|------------------|--------------------|

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

The “net change in fund balances” for government funds, \$150,521, differs from the “change in net position” for governmental activities, \$240,557, 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.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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 of depreciation charged for the year.

| | |
|--------------|---------------------|
| Depreciation | \$ (193,907) |
| Conveyance | (2,859) |
| Total | <u>\$ (196,766)</u> |

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>\$ 300,000</u> |
|-------------------------|-------------------|

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 | \$ 4,532 |
| Decrease in bond discount | (2,812) |
| Decrease in deferred amount on refunding | (14,918) |
| Total | <u>\$ (13,198)</u> |

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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, 2024, the District's bank balance was \$42,358 and the carrying value was \$33,363. 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, 2024, the District had the following investments and maturities:

| Investment | Maturities | Fair Value |
|---------------------------------|------------|-------------------|
| US Bank Global Corporate Trusts | N/A | \$ 380,341 |
| Fidelity Government Portfolio | 21 days* | 395,812 |
| Florida PRIME | 39 days* | 164,208 |
| Total | | <u>\$ 940,361</u> |

*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 US Bank Global Corporate Trusts are Level 1 assets.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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, 2024, 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, 2024, the District's investment in Florida PRIME and Fidelity Government Portfolio were rated AAAM by Standard & Poor's. The US Bank Global Corporate Trusts 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 18% of the District's total investments. The investment in the US Bank Global Corporate Trusts is 40% of the District's total investments and the investment in the Fidelity Government Portfolio is 42% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value to be temporary.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

Capital Asset activity for the year ended September 30, 2024 was as follows:

| | Balance October 1, 2023 | Additions | Deletions | Balance September 30, 2024 |
|---|-------------------------------|---------------------|-------------------|----------------------------------|
| <u>Governmental Activities:</u> | | | | |
| Capital assets, not being depreciated: | | | | |
| Land | \$ 400,000 | \$ - | \$ - | \$ 400,000 |
| Capital assets, being depreciated: | | | | |
| Improvements other than building | 68,597 | - | - | 68,597 |
| Infrastructure | 1,615,771 | - | - | 1,615,771 |
| Buildings | 2,424,677 | - | - | 2,424,677 |
| Equipment | 121,805 | - | (7,797) | 114,008 |
| Total capital assets, being depreciated | <u>4,230,850</u> | <u>-</u> | <u>(7,797)</u> | <u>4,223,053</u> |
| Less accumulated depreciation for: | | | | |
| Improvements other than building | (15,243) | (4,573) | - | (19,816) |
| Infrastructure | (1,097,020) | (57,639) | - | (1,154,659) |
| Buildings | (1,933,378) | (121,234) | - | (2,054,612) |
| Equipment | (38,307) | (10,461) | 4,938 | (43,830) |
| Total accumulated depreciation | <u>(3,083,948)</u> | <u>(193,907)</u> | <u>4,938</u> | <u>(3,272,917)</u> |
| Total capital assets depreciated, net | <u>1,146,902</u> | <u>(193,907)</u> | <u>(2,859)</u> | <u>950,136</u> |
| Governmental activities capital assets | <u>\$ 1,546,902</u> | <u>\$ (193,907)</u> | <u>\$ (2,859)</u> | <u>\$ 1,350,136</u> |

Depreciation of \$193,907 was allocated to the physical environment, \$59,054 and culture/recreation, \$134,853.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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, 2024:

| | | |
|--|----|-------------------------|
| Long-term debt at October 1, 2023 | \$ | 5,075,000 |
| Principal payments | | <u>(300,000)</u> |
| Long-term debt at September 30, 2024 | \$ | 4,775,000 |
| Less: bond discount, net | | <u>(32,578)</u> |
| Bonds Payable, Net at September 30, 2024 | \$ | <u><u>4,742,422</u></u> |

District debt is comprised of the following at September 30, 2024:

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 \$310,000.

| | | |
|--|----|-------------------------|
| Bond payable | \$ | 4,775,000 |
| Less: bond discount, net | | <u>(32,578)</u> |
| Bonds Payable, Net at September 30, 2024 | \$ | <u><u>4,742,422</u></u> |

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|------------------------------|---------------------|---------------------|---------------------|
| 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 | 365,000 | 153,375 | 518,375 |
| 2030-2034 | 2,105,000 | 512,263 | 2,617,263 |
| 2035-2036 | 980,000 | 66,600 | 1,046,600 |
| Totals | <u>\$ 4,775,000</u> | <u>\$ 1,486,213</u> | <u>\$ 6,261,213</u> |

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.

Wynnfield Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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, 2024:

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

NOTE G – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2024, consisted for the following:

| | Transfers In | Transfers Out |
|--------------|---------------------|--------------------------------|
| General Fund | \$ 28,980 | Debt Service fund \$ 28,980 |

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.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated January 9, 2025.

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.



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

January 9, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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, 2024, and have issued our report thereon dated January 9, 2025.

Auditor's Responsibility

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

Other 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 January 9, 2025, 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. There 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, 2024 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)7, 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: 21
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,200
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$563,766
- 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, 2023, 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)9, Rules of the Auditor General, the Wynnfield Lakes Community Development District reported:

- 1) 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 \$938.50 – \$1,400.72 for the General Fund and \$1,084.32 – \$1,518.48 for the Debt Service Fund.
- 2) Total special assessments collected was \$1,179,822.
- 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 \$4,775,000 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 fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has 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*

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

January 9, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**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, 2024. 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, 2024.

*Berger Toombs Elam
Gaines + Frank*

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

January 9, 2025

EIGHTH ORDER OF BUSINESS

B.

1.



Engineering - Landscape Architecture - Surveying

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

mdg.cei@dccm.com

LICENSE #26535, LB8590, LA6666877

General Information

| | | | |
|-----------------|------------------------|---------------------|-----|
| Project Name | 23186 Wynnfield Lakes | | |
| Prepared By | Mike Silverstein | | |
| Date Of Visit | 11/13/2024 7:00 AM EST | | |
| Date Prepared | 11/22/2024 EST | | |
| Weather | Raining | Temp | 73 |
| Site Conditions | | Date of Last Report | N/A |
| Present at Site | Ryan Morgan | | |

Site Notes

Mike Silverstein November 22, 2024 3:11 PM EST
2024 - Engineers Report

Corrected since last report

N/A

Observations

Hardscape

15 **43** Amenity parking lot was in fair condition at the time of this walkthrough.

Landscape

16 **46** Possible animal borough, potential trip hazard. Consult with environmental if planning to remove.

Storm

2 **25** Pond access gate in operational condition.

17 **47** SWMF 600 appears to be healthy.

Observations

- 18 48 Control Structure is functioning as designed.
- 19 51 SWMF 500 appears to be healthy.
- 20 53 MES and connecting curb inlet appear to be in operational condition.
- 22 56 West concrete head wall is intact.
- 23 58 SWMF appears healthy.
- 24 59 Curb inlets and connecting MES appear to be in operational condition.
- 26 61 SWMF appears healthy.
- 27 62 SWMF appears healthy.
- 30 67 South concrete headwall intact.
- 33 70 Control structure is functioning as designed. MES has minor vegetation growth at outfall location.

Needs Action

Electric power lines

- 10 37 Exposed wires at electrical junction. Covered with trash bag. Vesta to service the junction box.
- 34 71 Damaged outlet plate/cover

Needs Action

Environmental

29 **65** North concrete headwall is intact. Algae, vegetation and trash debris observed along pond bank. Clean trash/debris from pond.

31 **68** MES and connecting curb inlet. Vegetation and trash, debris within outfall location. Clean trash from pond.

Erosion

25 **60** East concrete head wall is intact. Minor pond bank erosion occurring at each end of structure. Backfill, compact, and seed/sod as needed.

Hardscape

3 **26** Pickle ball and shuffleboard courts have minor surface mildew, slip hazard if wet.

4 **27** Surface mildew on court, slip hazard if wet.

5 **29** Loose and raised brick pavers along border, trip hazard.

6 **31** Raised pavers at pool equipment gate, trip hazard.

7 **33** Raised brick pavers along border, trip hazard.

11 **39** Loose and raised pavers within Amenity patio, trip hazard.

12 **40** Door trim damage, sharp edge. Raised and sunken pavers at playground entry, trip hazard.

Landscape

25 **60** East concrete head wall is intact. Minor pond bank erosion occurring at each end of structure. Backfill, compact, and seed/sod as needed.

Misc

1 **22** Neighborhood dog park, minor fence repairs needed at back fence and entrance gate. Fasten chain link fence to posts as needed.

Needs Action

13 **41** Fence rails loose, missing or broken. Loose, raised pavers, trip hazard. No swing gate, it has been removed.

Safety

3 **26** Pickle ball and shuffleboard courts have minor surface mildew, slip hazard if wet.

4 **27** Surface mildew on court, slip hazard if wet.

5 **29** Loose and raised brick pavers along border, trip hazard.

6 **31** Raised pavers at pool equipment gate, trip hazard.

7 **33** Raised brick pavers along border, trip hazard.

8 **35** Loose safety handrails entering pool stairs.

10 **37** Exposed wires at electrical junction. Covered with trash bag. Vesta to service the junction box.

11 **39** Loose and raised pavers within Amenity patio, trip hazard.

12 **40** Door trim damage, sharp edge. Raised and sunken pavers at playground entry, trip hazard.

13 **41** Fence rails loose, missing or broken. Loose, raised pavers, trip hazard. No swing gate, it has been removed.

14 **42** Rust on playground stairs with coating peeling, possible trip hazard. Minor mildew on equipment plastic, worn paint on handholds.

34 **71** Damaged outlet plate/cover

Needs Action

Storm

21 **55** Weir inlet structure is functioning as designed. Debris is collecting at orifice pipe and skimmer grate, clean out.

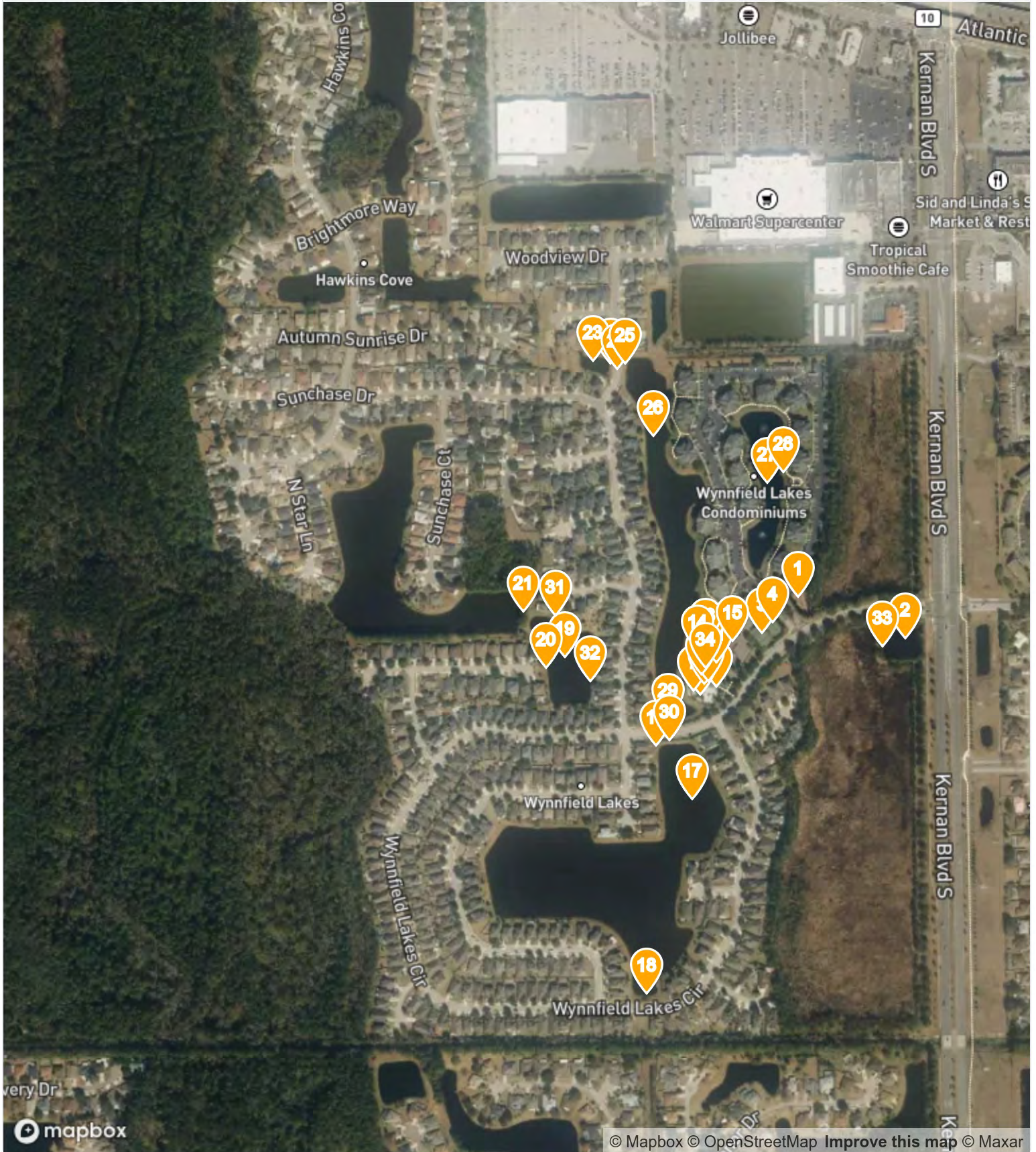
28 **64** Control structure appears to be functioning as designed, but vegetation is growing within the skimmer plate and above the orifice pipe. Clean out to allow for unobstructed flow.

32 **69** Modified type E inlet is functioning as designed. Skimmer grate is partially blocked by algae and debris, clean out.

Water

9 **36** Loose shower pipe, water fountain oxidation.

Map Overview



Action Items



22

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 11:12 am EST

Pin Type: General

Categories:

Misc

Location:



Notes:

Ryan Morgan November 21, 2024 11:12 AM EST

Neighborhood dog park, minor fence repairs needed at back fence and entrance gate. Fasten chain link fence to posts as needed.

Photos:



Nov 13, 2024 at 10:30 am EST



Nov 13, 2024 at 10:30 am EST



Nov 13, 2024 at 10:30 am EST



22

Needs Action *(continued)*

Created by:

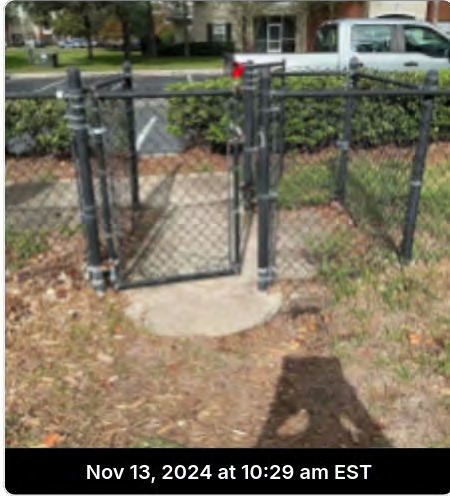


Ryan Morgan
CEI Field Technician

Pin Type: General

Nov 21, 2024 at 11:12 am EST

Photos:



2 **25** Observation

Pin Type: General

Categories:

Storm

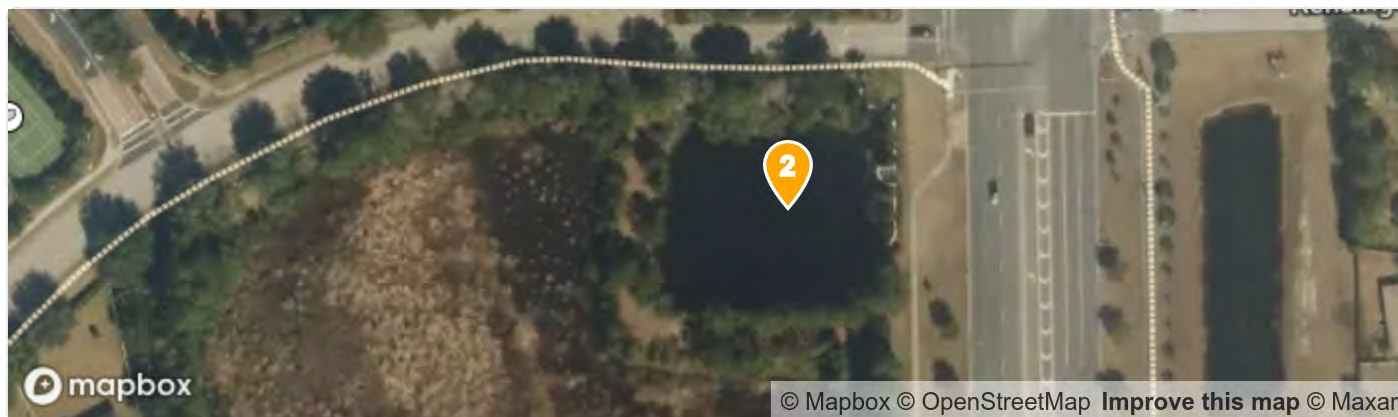
Location:

Created by:



Ryan Morgan
CEI Field Technician

Nov 13, 2024 at 10:46 am EST



Notes:

Ryan Morgan November 13, 2024 10:46 AM EST
Pond access gate in operational condition.

Photos:



3

26

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 11:11 am EST

Pin Type: General

Categories:

Safety

Hardscape

Location:



Notes:

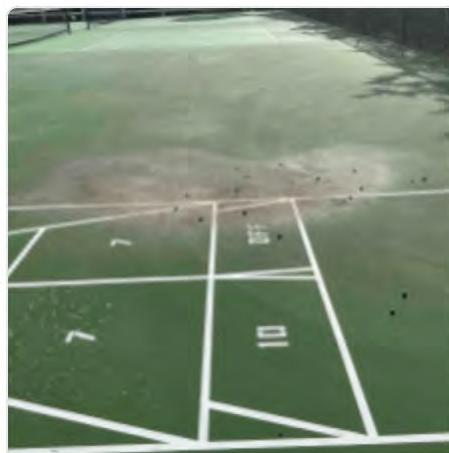
Ryan Morgan November 21, 2024 11:11 AM EST

Pickle ball and shuffleboard courts have minor surface mildew, slip hazard if wet.

Photos:



Nov 13, 2024 at 10:51 am EST



Nov 13, 2024 at 10:50 am EST



Nov 13, 2024 at 10:49 am EST

3

26

Needs Action (continued)

Created by:

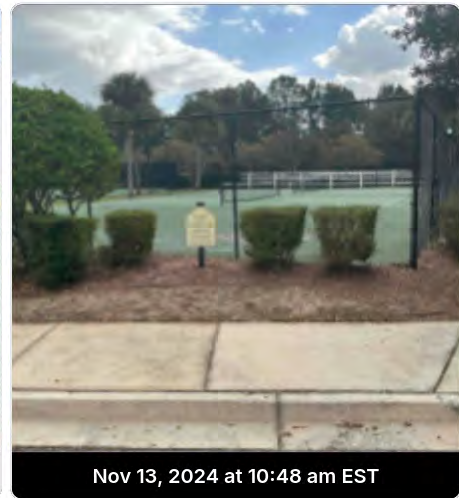


Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 11:11 am EST

Pin Type: General

Photos:



4

27

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

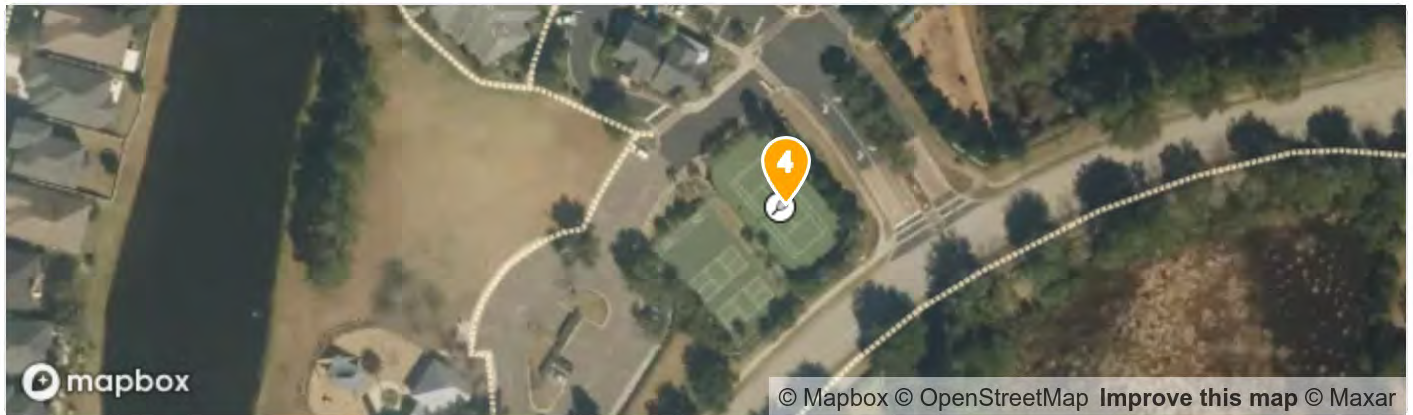
Nov 21, 2024 at 11:10 am EST

Pin Type: General

Categories:

- Safety
- Hardscape

Location:



Notes:

Ryan Morgan November 21, 2024 11:10 AM EST
Surface mildew on court, slip hazard if wet.

Photos:



Nov 13, 2024 at 10:57 am EST



Nov 13, 2024 at 10:57 am EST



Nov 13, 2024 at 10:55 am EST



Pin Type: General

Nov 21, 2024 at 11:10 am EST

Photos:



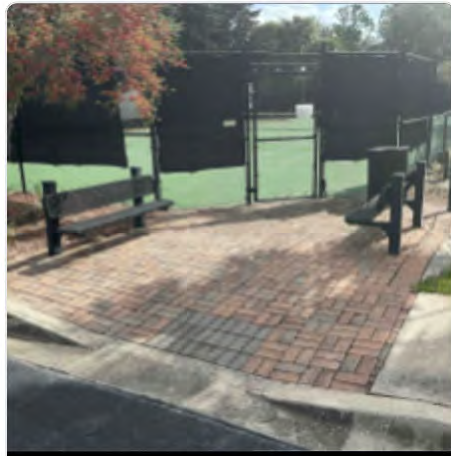
Nov 13, 2024 at 10:54 am EST



Nov 13, 2024 at 10:54 am EST



Nov 13, 2024 at 10:53 am EST



Nov 13, 2024 at 10:53 am EST

5

29

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

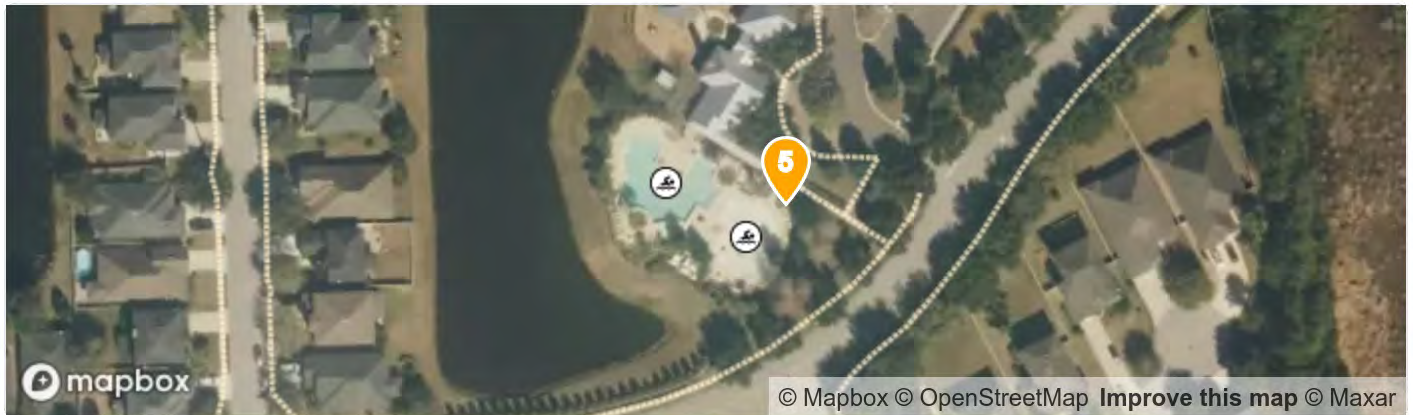
Nov 21, 2024 at 10:42 am EST

Pin Type: General

Categories:

Hardscape Safety

Location:



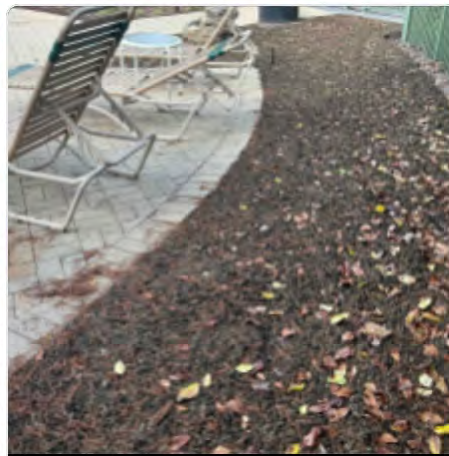
Notes:

Ryan Morgan November 21, 2024 10:42 AM EST
Loose and raised brick pavers along border, trip hazard.

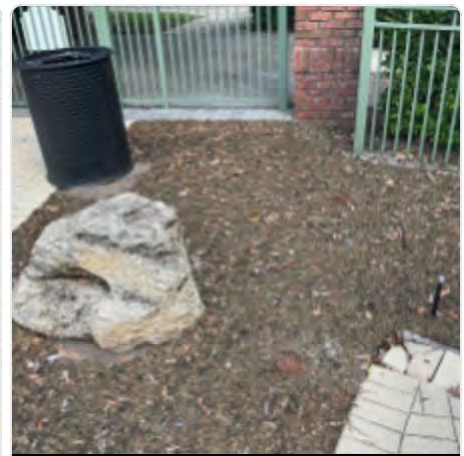
Photos:



Nov 13, 2024 at 11:30 am EST



Nov 13, 2024 at 11:30 am EST



Nov 13, 2024 at 11:30 am EST

5

29

Needs Action *(continued)*

Created by:

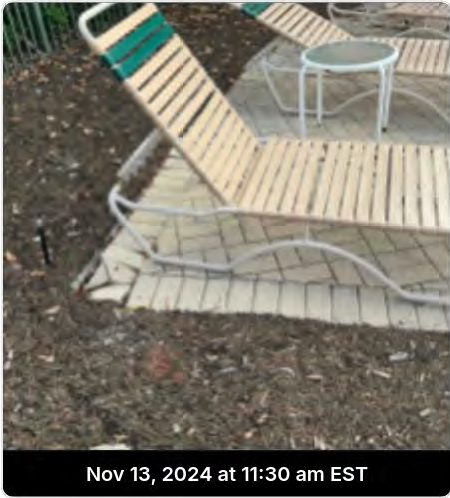


Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:42 am EST

Pin Type: General

Photos:



6

31

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:42 am EST

Pin Type: General

Categories:

- Safety
- Hardscape

Location:



Notes:

Ryan Morgan November 21, 2024 10:42 AM EST
Raised pavers at pool equipment gate, trip hazard.

Photos:



Nov 13, 2024 at 11:34 am EST



Nov 13, 2024 at 11:34 am EST



Nov 13, 2024 at 11:34 am EST



31

Needs Action *(continued)*

Created by:

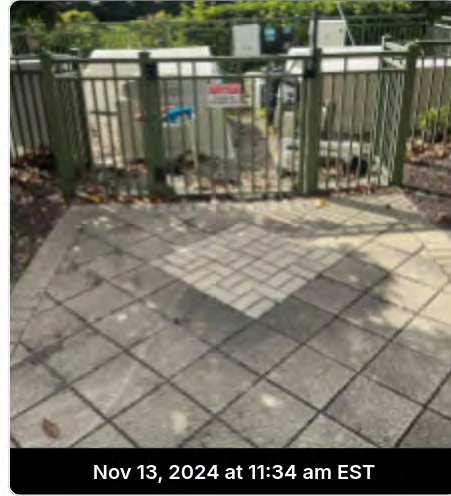
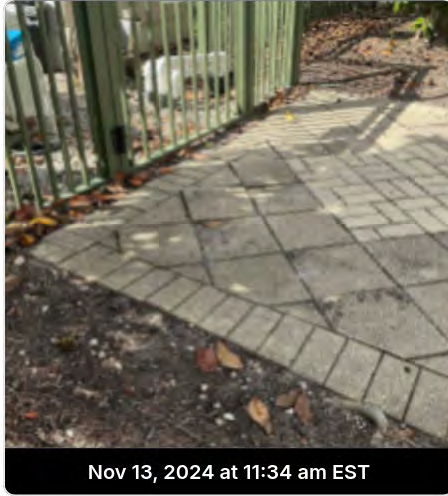


Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:42 am EST

Pin Type: General

Photos:



7

33

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:42 am EST

Pin Type: General

Categories:

Hardscape Safety

Location:



Notes:

Ryan Morgan November 21, 2024 10:42 AM EST

Raised brick pavers along border, trip hazard.

Photos:



Nov 13, 2024 at 11:39 am EST



Nov 13, 2024 at 11:39 am EST



Nov 13, 2024 at 11:39 am EST

8

35

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

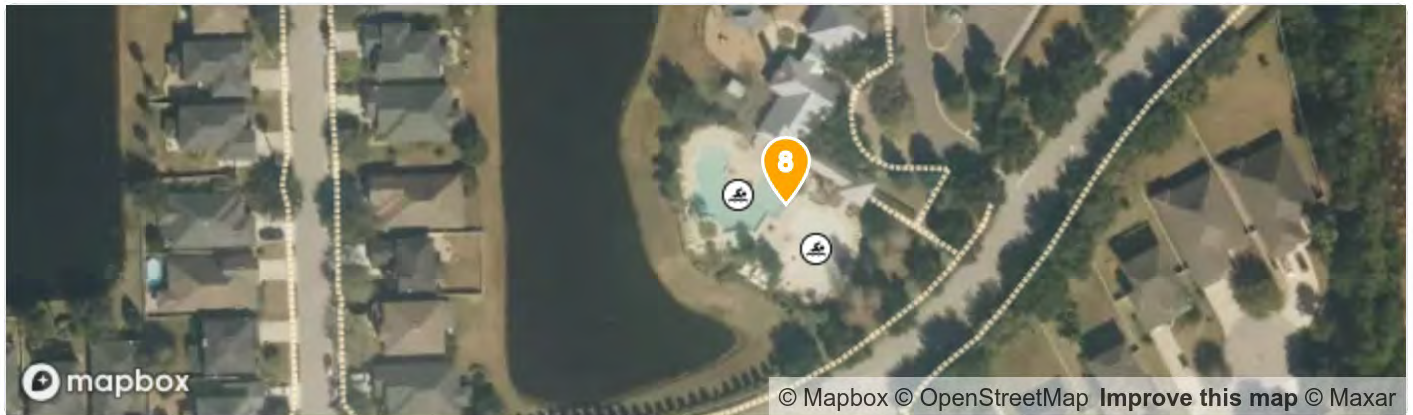
Nov 21, 2024 at 11:08 am EST

Pin Type: General

Categories:

Safety

Location:



Notes:

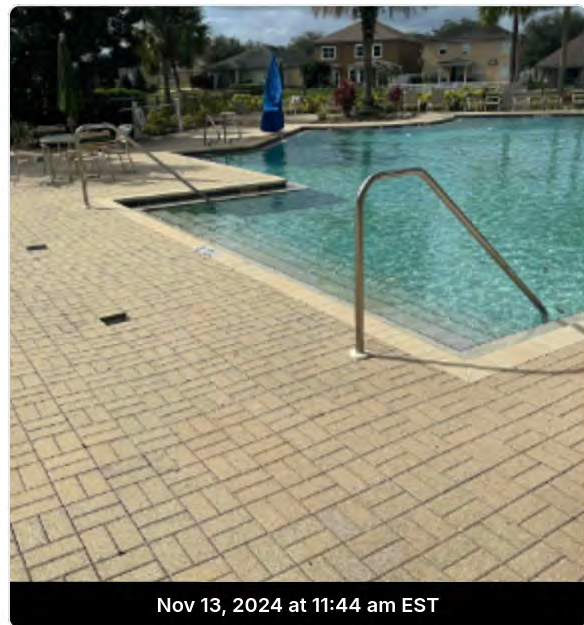
Ryan Morgan November 21, 2024 11:08 AM EST

Loose safety handrails entering pool stairs.

Photos:



Nov 13, 2024 at 11:44 am EST



Nov 13, 2024 at 11:44 am EST



36

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

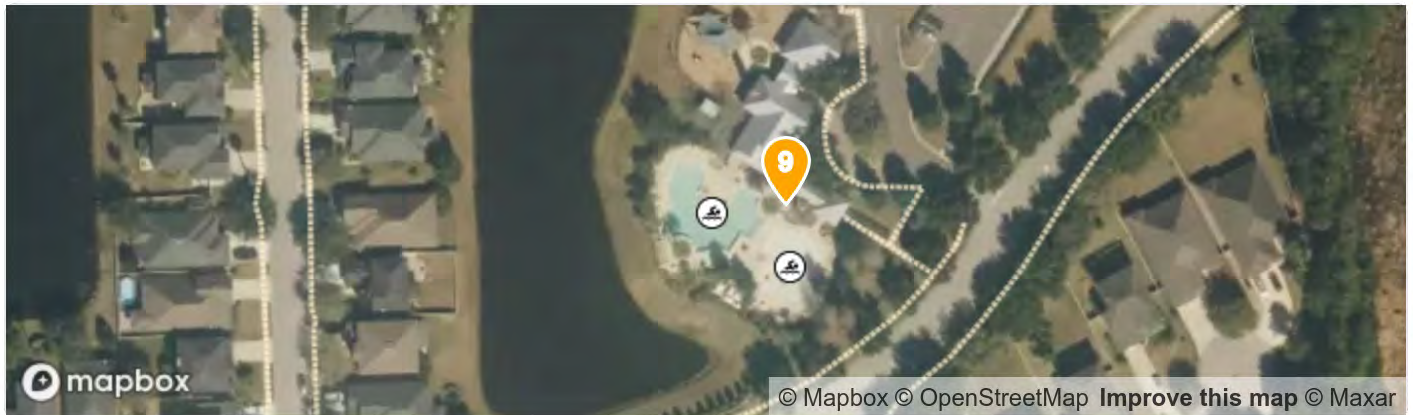
Nov 21, 2024 at 11:08 am EST

Pin Type: General

Categories:

Water

Location:



Notes:

Ryan Morgan November 21, 2024 11:08 AM EST

Loose shower pipe, water fountain oxidation.

Photos:



Nov 13, 2024 at 11:47 am EST



Nov 13, 2024 at 11:46 am EST



Nov 13, 2024 at 11:46 am EST

10 37 Needs Action

Created by:

 Ryan Morgan
CEI Field Technician

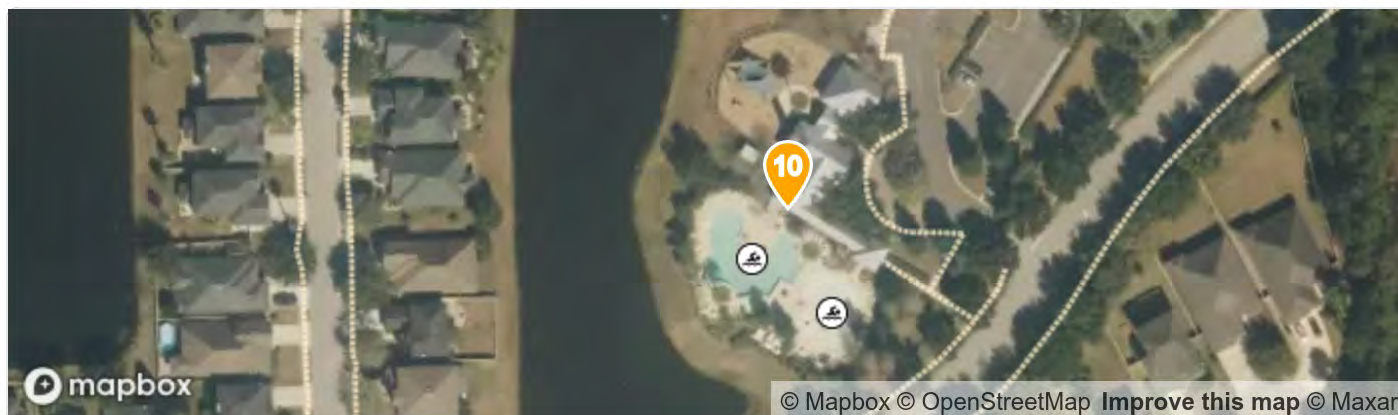
Nov 21, 2024 at 11:07 am EST

Pin Type: General

Categories:

Electrical Safety

Location:



Notes:

Ryan Morgan November 21, 2024 11:07 AM EST
Exposed wires at electrical junction. Covered with trash bag. Vesta to service the junction box.

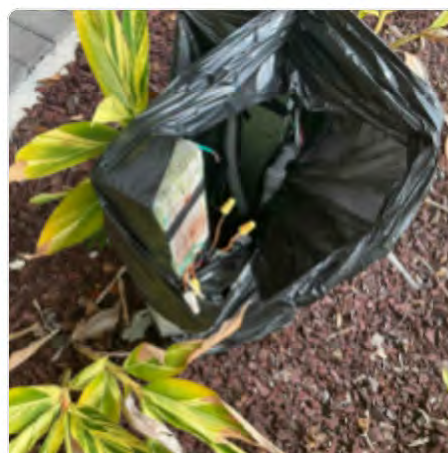
Photos:



Nov 13, 2024 at 11:51 am EST



Nov 13, 2024 at 11:49 am EST



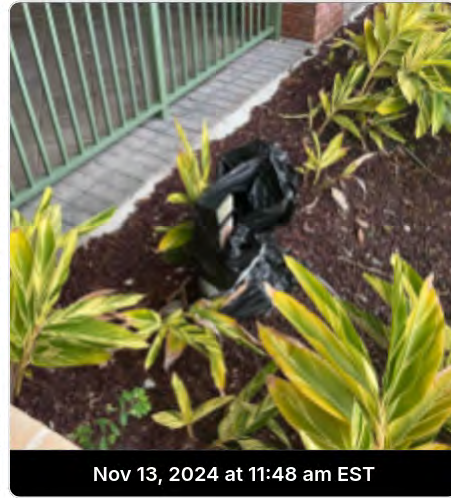
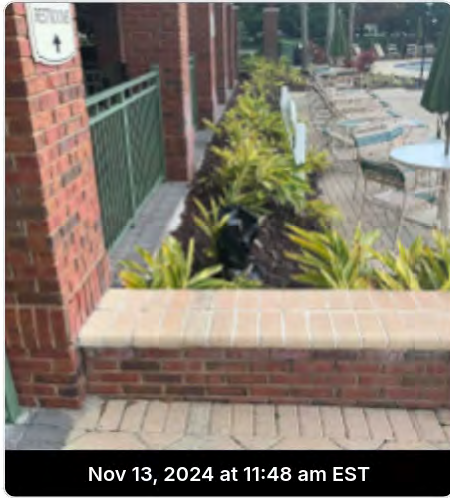
Nov 13, 2024 at 11:49 am EST



Pin Type: General

Nov 21, 2024 at 11:07 am EST

Photos:



11

39

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

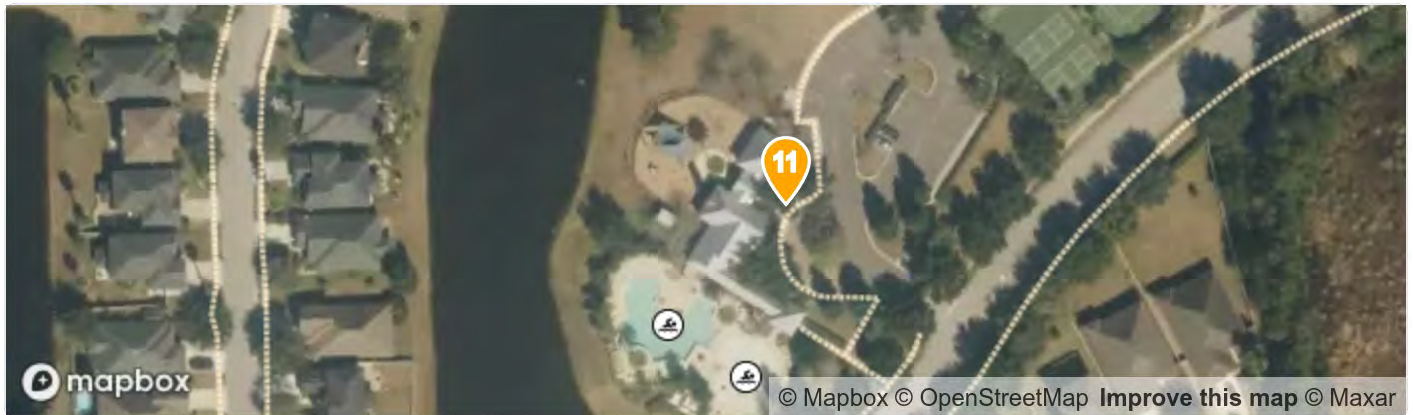
Nov 21, 2024 at 10:43 am EST

Pin Type: General

Categories:

Hardscape Safety

Location:



Notes:

Ryan Morgan November 21, 2024 10:43 AM EST

Loose and raised pavers within Amenity patio, trip hazard.

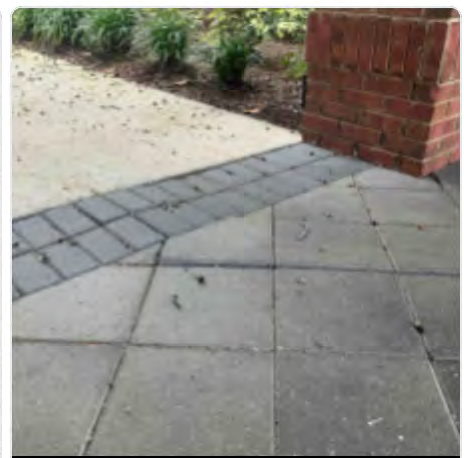
Photos:



Nov 13, 2024 at 12:02 pm EST



Nov 13, 2024 at 12:01 pm EST

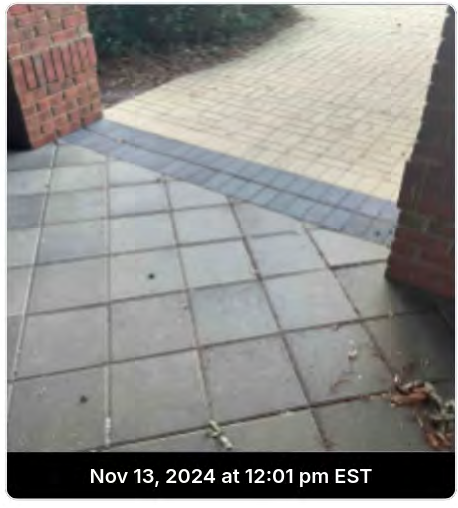


Nov 13, 2024 at 12:01 pm EST

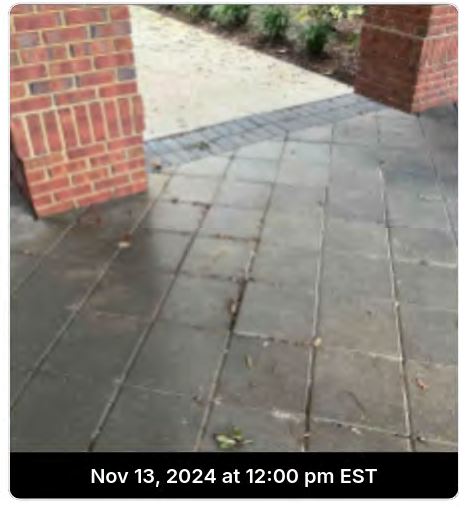


Pin Type: General

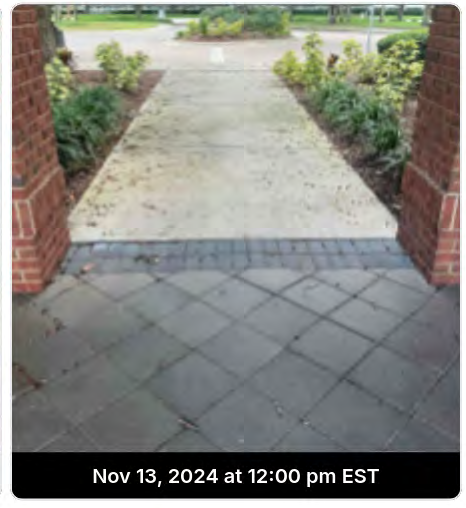
Photos:



Nov 13, 2024 at 12:01 pm EST



Nov 13, 2024 at 12:00 pm EST



Nov 13, 2024 at 12:00 pm EST

12

40

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:41 am EST

Pin Type: General

Categories:

Safety

Hardscape

Location:



Notes:

Ryan Morgan November 21, 2024 10:41 AM EST

Door trim damage, sharp edge. Raised and sunken pavers at playground entry, trip hazard.

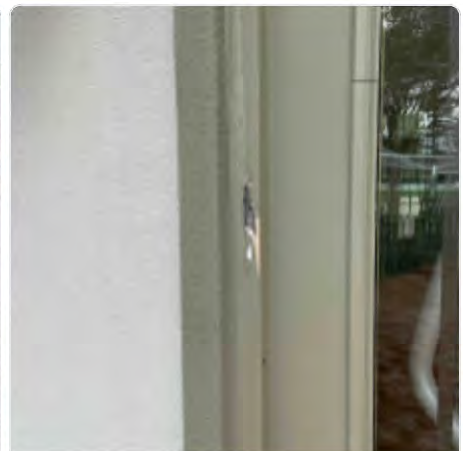
Photos:



Nov 13, 2024 at 12:07 pm EST



Nov 13, 2024 at 12:06 pm EST



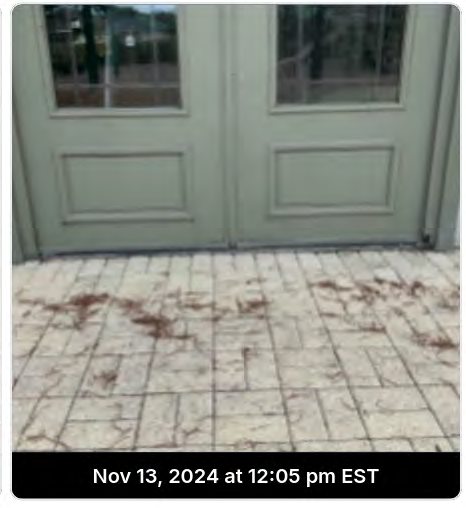
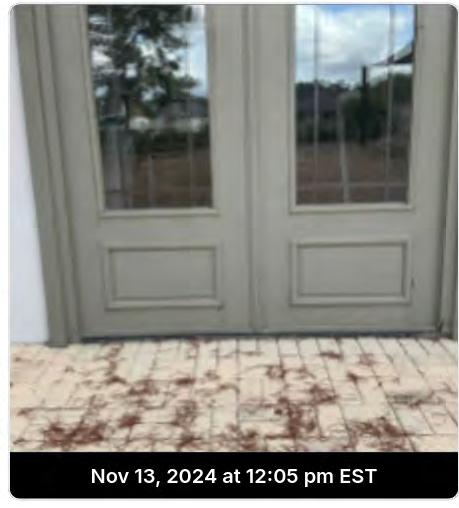
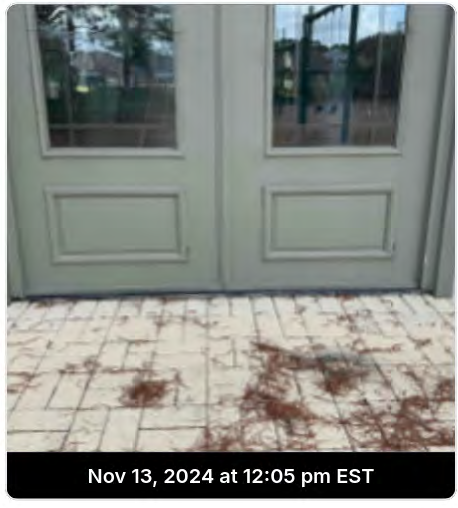
Nov 13, 2024 at 12:06 pm EST



Pin Type: General

Nov 21, 2024 at 10:41 am EST

Photos:



13

41

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 11:06 am EST

Pin Type: General

Categories:

- Misc
- Safety

Location:



Notes:

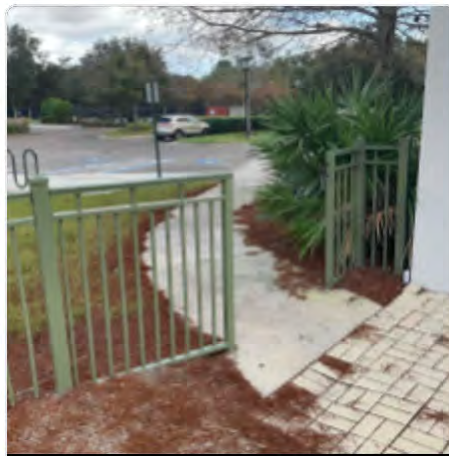
Ryan Morgan November 21, 2024 11:06 AM EST

Fence rails loose, missing or broken. Loose, raised pavers, trip hazard. No swing gate, it has been removed.

Photos:



Nov 13, 2024 at 12:10 pm EST



Nov 13, 2024 at 12:10 pm EST

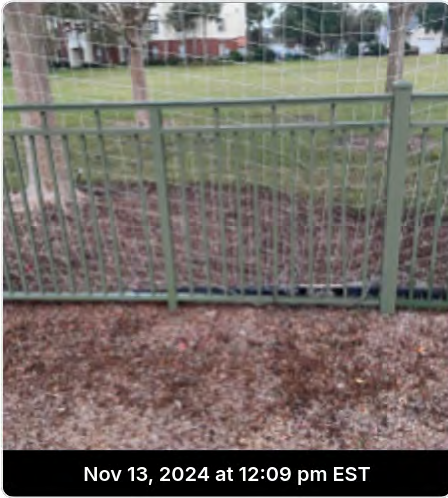


Nov 13, 2024 at 12:09 pm EST

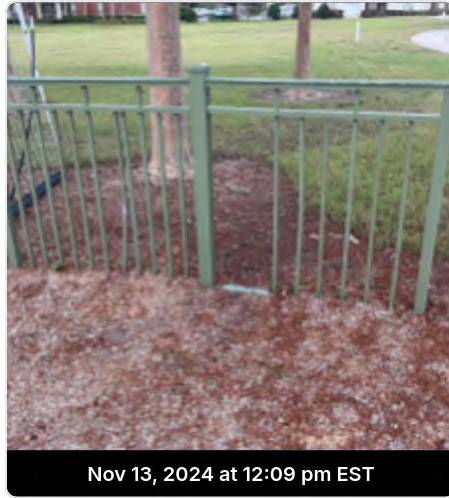


Pin Type: General

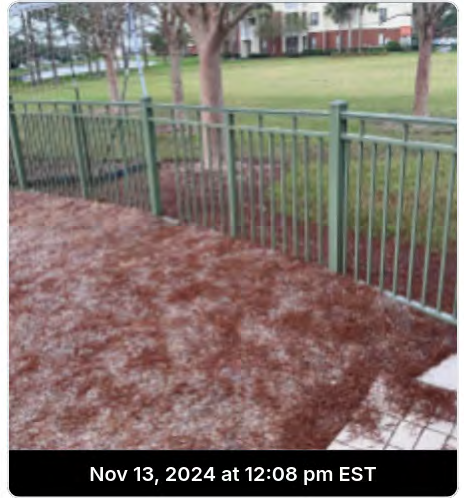
Photos:



Nov 13, 2024 at 12:09 pm EST



Nov 13, 2024 at 12:09 pm EST



Nov 13, 2024 at 12:08 pm EST

14

42

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

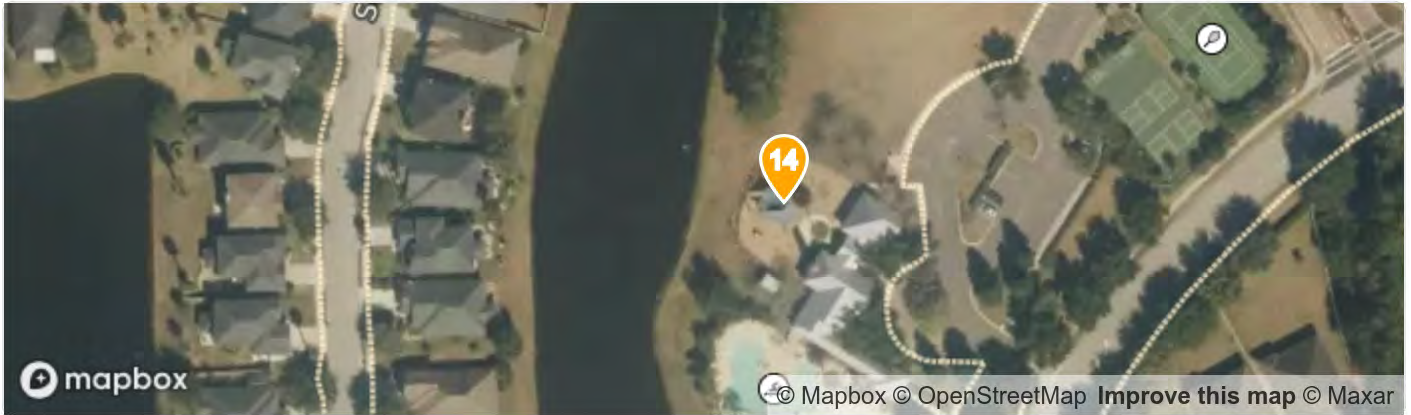
Nov 21, 2024 at 11:06 am EST

Pin Type: General

Categories:

Safety

Location:



Notes:

Ryan Morgan November 21, 2024 11:06 AM EST

Rust on playground stairs with coating peeling, possible trip hazard. Minor mildew on equipment plastic, worn paint on handholds.

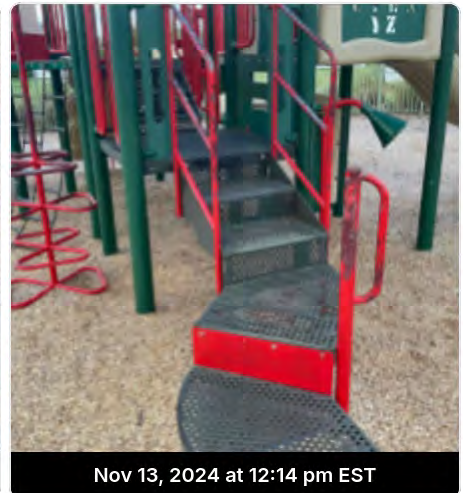
Photos:



Nov 13, 2024 at 12:15 pm EST



Nov 13, 2024 at 12:14 pm EST

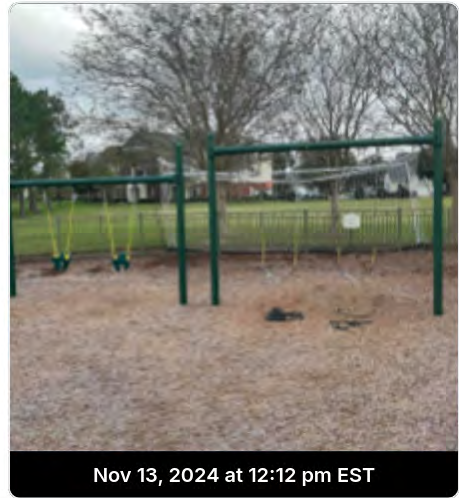
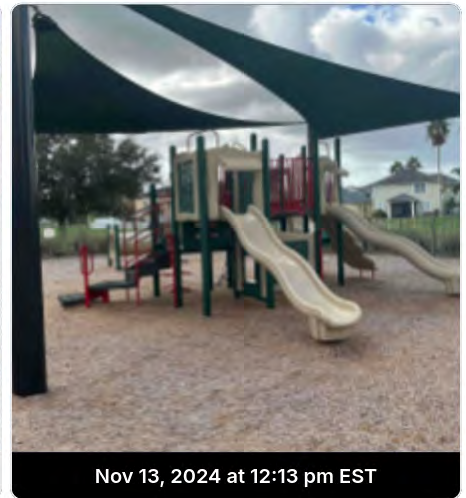
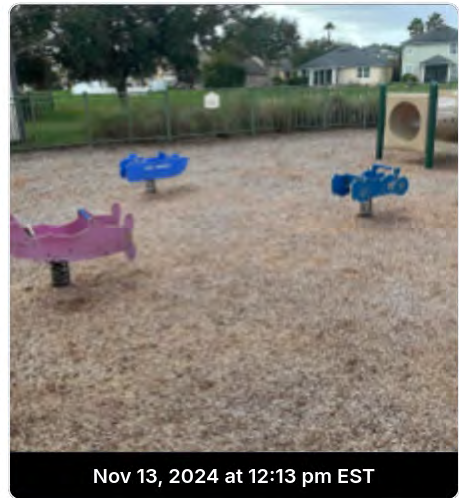
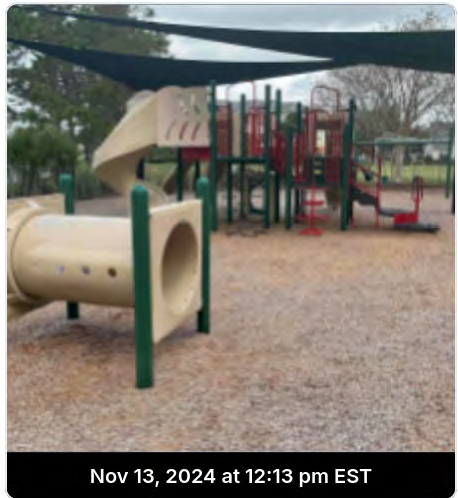


Nov 13, 2024 at 12:14 pm EST



Pin Type: General

Photos:



15

43

Observation

Created by:



Ryan Morgan
CEI Field Technician

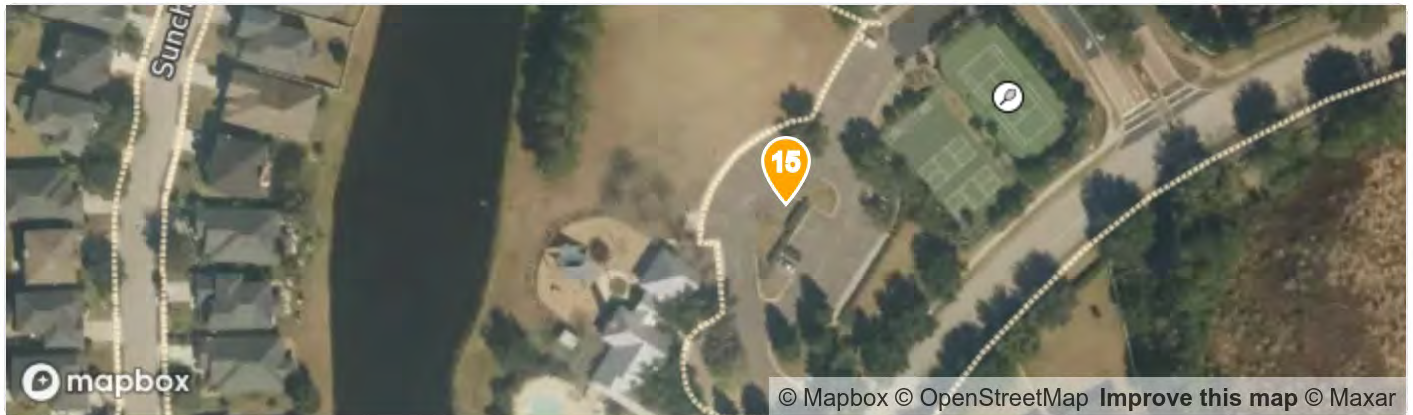
Nov 13, 2024 at 12:24 pm EST

Pin Type: General

Categories:

Hardscape

Location:



Notes:

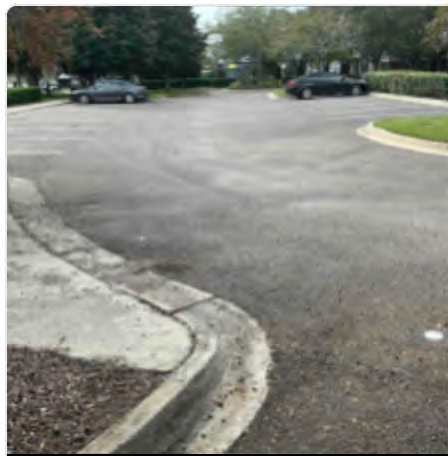
Ryan Morgan November 13, 2024 12:24 PM EST

Amenity parking lot was in fair condition at the time of this walkthrough.

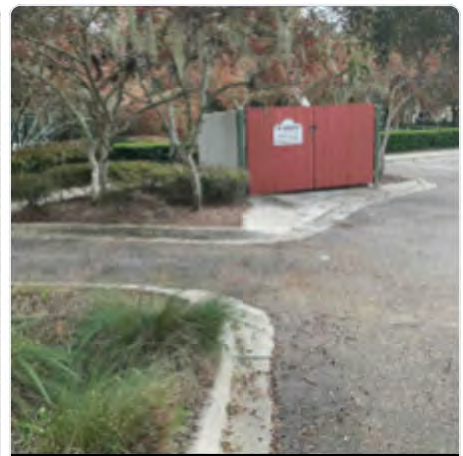
Photos:



Nov 13, 2024 at 12:23 pm EST



Nov 13, 2024 at 12:23 pm EST



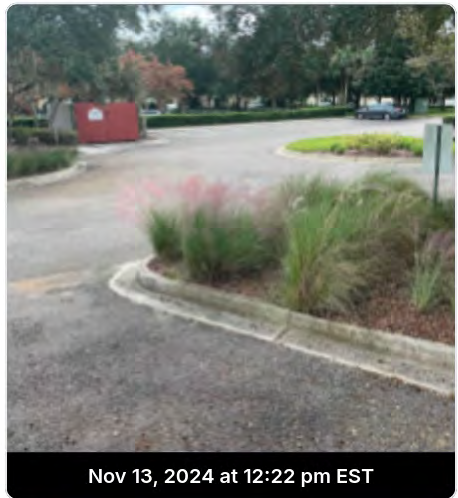
Nov 13, 2024 at 12:23 pm EST



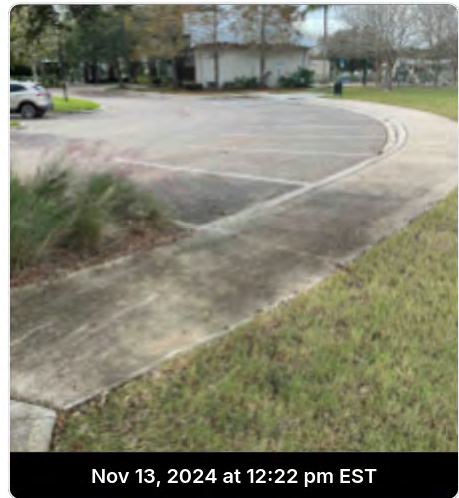
Pin Type: General

Nov 13, 2024 at 12:24 pm EST

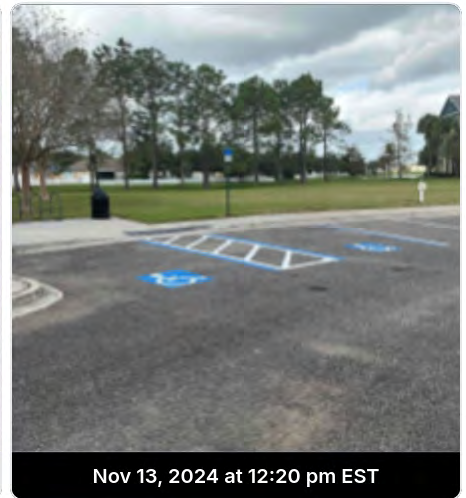
Photos:



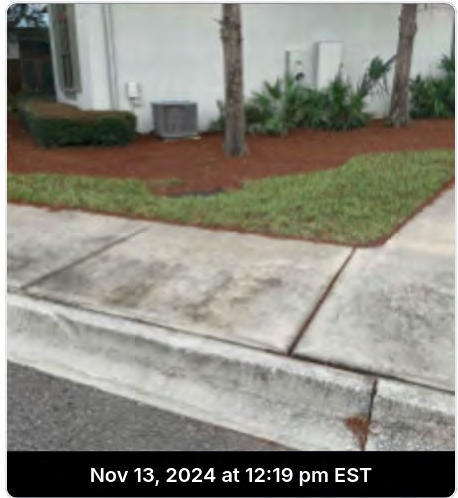
Nov 13, 2024 at 12:22 pm EST



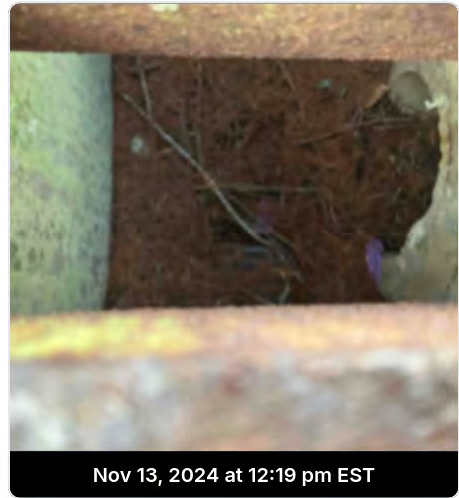
Nov 13, 2024 at 12:22 pm EST



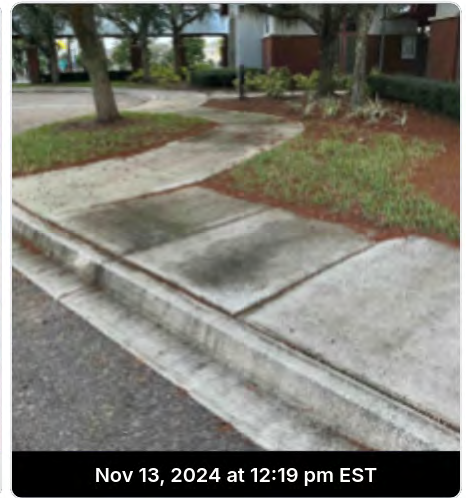
Nov 13, 2024 at 12:20 pm EST



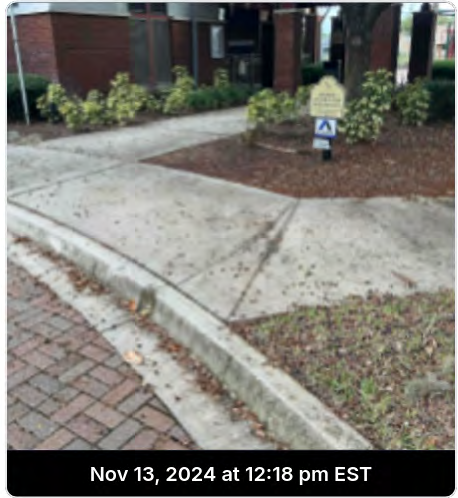
Nov 13, 2024 at 12:19 pm EST



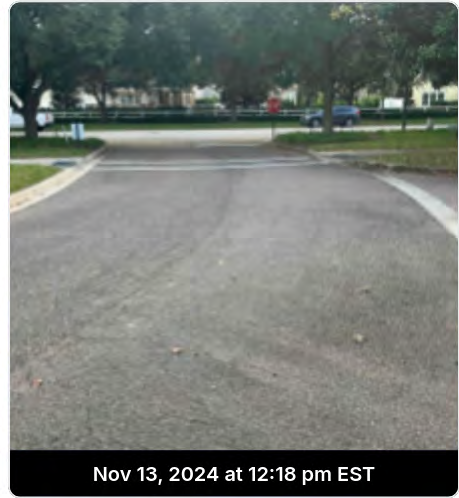
Nov 13, 2024 at 12:19 pm EST



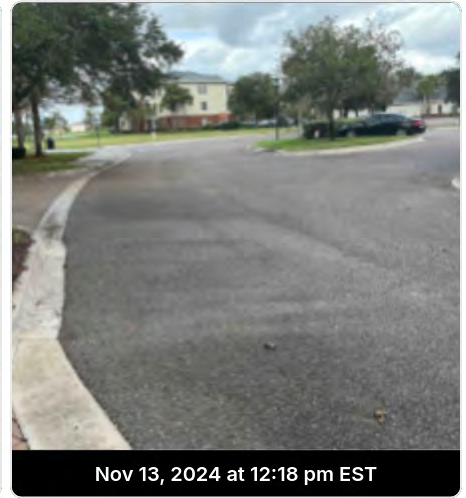
Nov 13, 2024 at 12:19 pm EST



Nov 13, 2024 at 12:18 pm EST



Nov 13, 2024 at 12:18 pm EST



Nov 13, 2024 at 12:18 pm EST





Nov 13, 2024 at 12:18 pm EST

16

46

Observation

Created by:



Ryan Morgan
CEI Field Technician

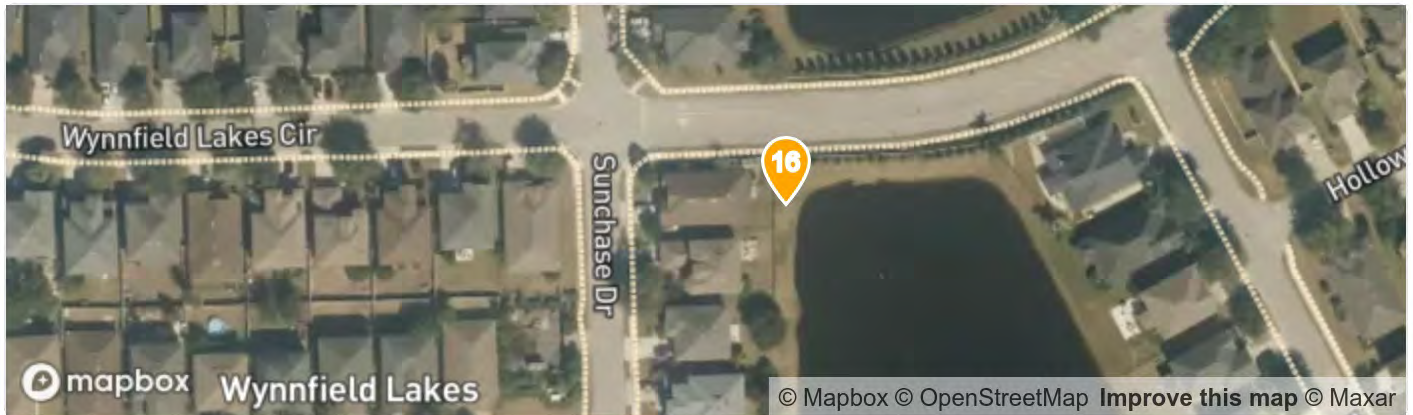
Nov 13, 2024 at 12:40 pm EST

Pin Type: General

Categories:

Landscape

Location:



Notes:

Ryan Morgan November 13, 2024 12:40 PM EST

Possible animal borough, potential trip hazard. Consult with environmental if planning to remove.

Photos:



Nov 13, 2024 at 12:39 pm EST



Nov 13, 2024 at 12:38 pm EST



Nov 13, 2024 at 12:38 pm EST

17

47

Observation

Created by:



Ryan Morgan
CEI Field Technician

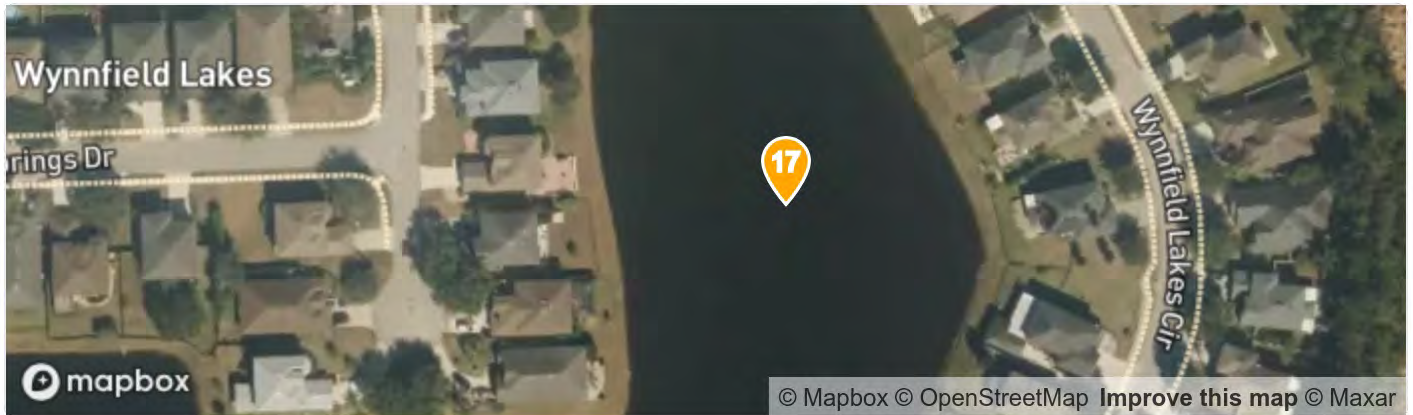
Nov 13, 2024 at 12:58 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 12:58 PM EST
SWMF 600 appears to be healthy.

Photos:



Nov 13, 2024 at 12:41 pm EST



Nov 13, 2024 at 12:41 pm EST



Nov 13, 2024 at 12:41 pm EST

18

48

Observation

Created by:



Ryan Morgan
CEI Field Technician

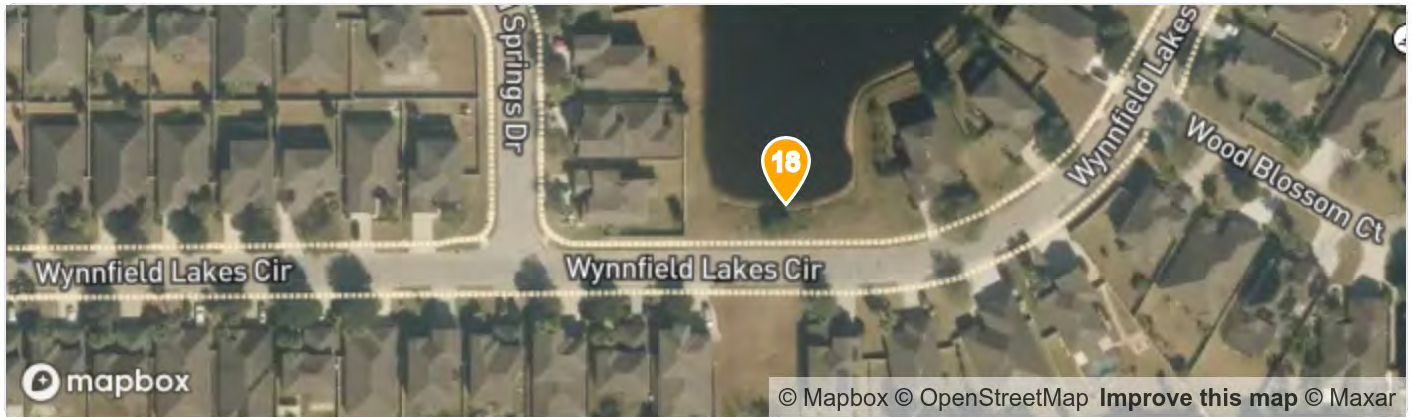
Nov 13, 2024 at 12:55 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 12:55 PM EST

Control Structure is functioning as designed.

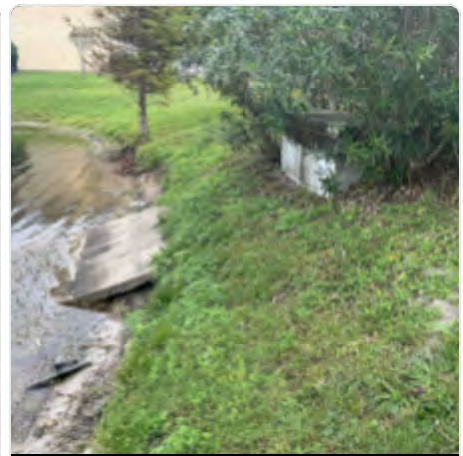
Photos:



Nov 13, 2024 at 12:54 pm EST



Nov 13, 2024 at 12:54 pm EST



Nov 13, 2024 at 12:54 pm EST

18

48

Observation *(continued)*

Created by:



Ryan Morgan
CEI Field Technician

Nov 13, 2024 at 12:55 pm EST

Pin Type: General

Photos:





51

Observation

Created by:



Ryan Morgan
CEI Field Technician

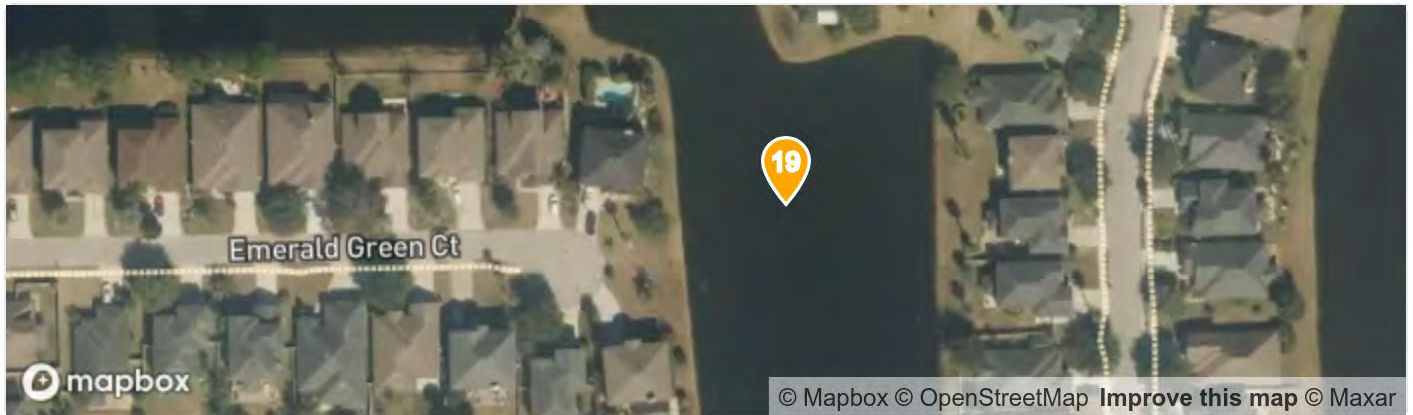
Nov 13, 2024 at 1:07 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:07 PM EST
SWMF 500 appears to be healthy.

Photos:



Nov 13, 2024 at 1:07 pm EST



Nov 13, 2024 at 1:07 pm EST



Nov 13, 2024 at 1:07 pm EST

20

53

Observation

Created by:



Ryan Morgan
CEI Field Technician

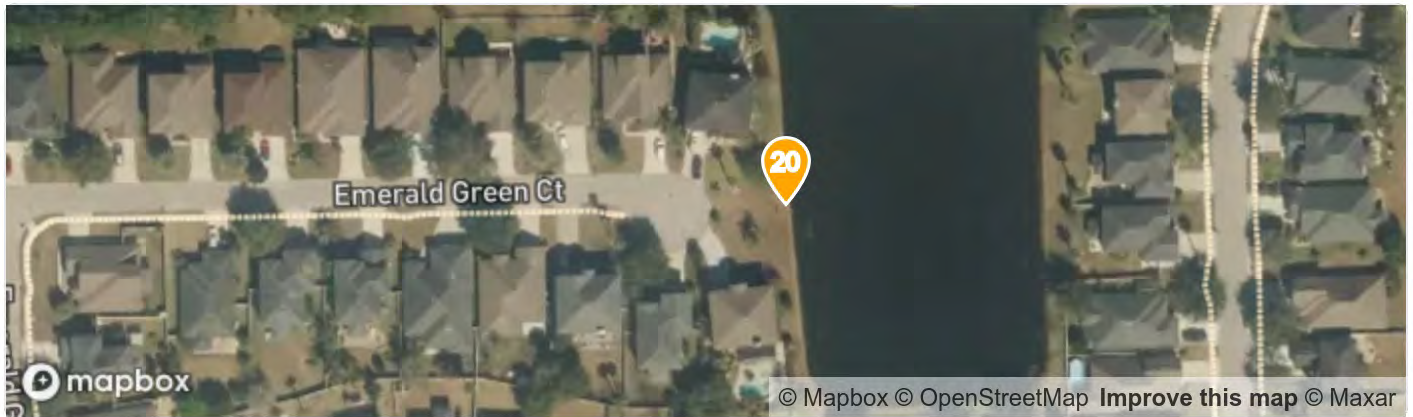
Nov 13, 2024 at 1:12 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:12 PM EST
MES and connecting curb inlet appear to be in operational condition.

Photos:



Nov 13, 2024 at 1:11 pm EST



Nov 13, 2024 at 1:10 pm EST



Nov 13, 2024 at 1:10 pm EST

21

55

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

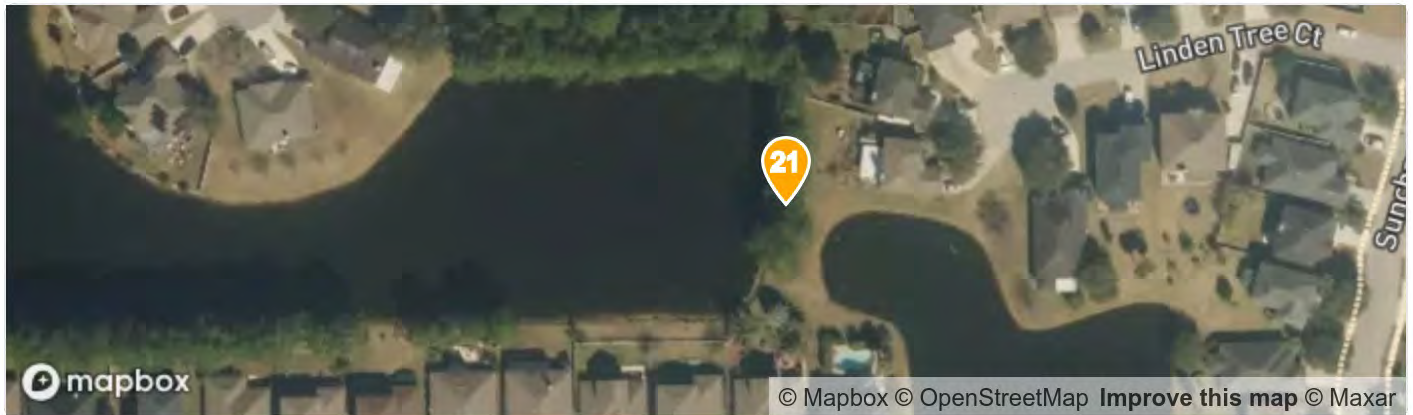
Nov 21, 2024 at 10:44 am EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 21, 2024 10:44 AM EST

Weir inlet structure is functioning as designed. Debris is collecting at orifice pipe and skimmer grate, clean out.

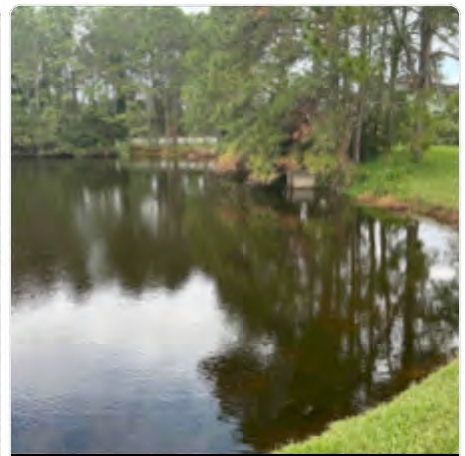
Photos:



Nov 13, 2024 at 1:18 pm EST



Nov 13, 2024 at 1:17 pm EST



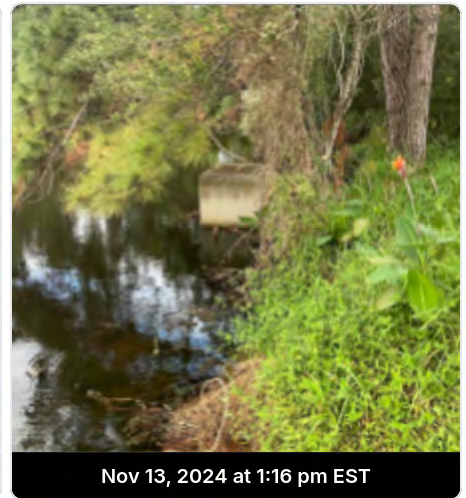
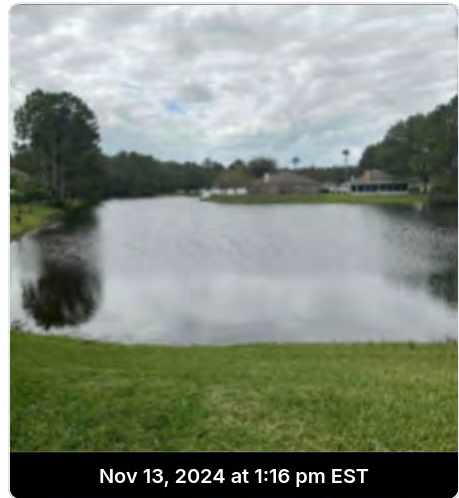
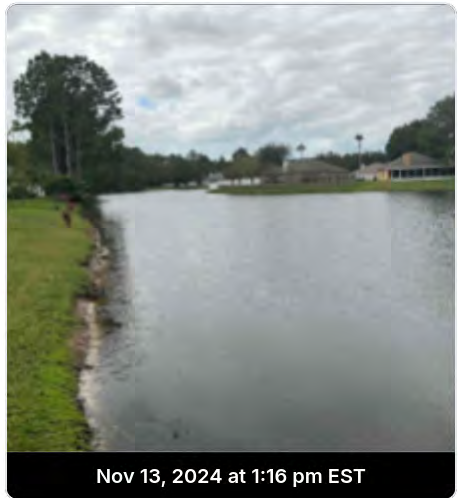
Nov 13, 2024 at 1:16 pm EST



Pin Type: General

Nov 21, 2024 at 10:44 am EST

Photos:



22

56

Observation

Created by:



Ryan Morgan
CEI Field Technician

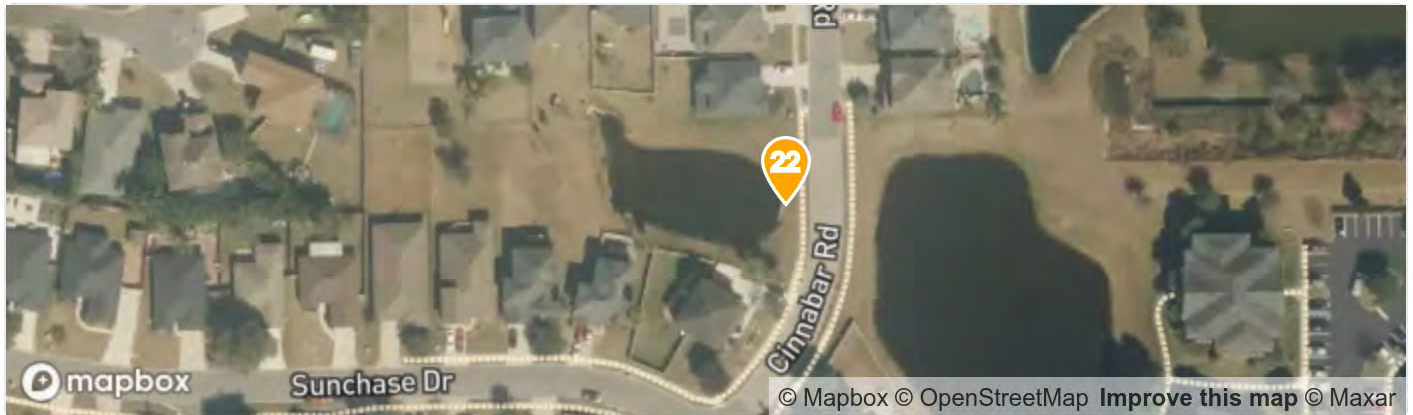
Nov 13, 2024 at 1:28 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:28 PM EST

West concrete head wall is intact.

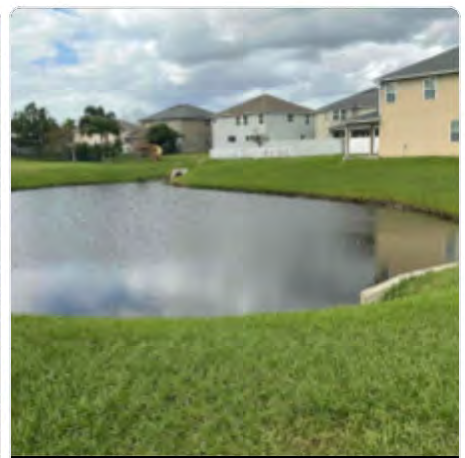
Photos:



Nov 13, 2024 at 1:28 pm EST



Nov 13, 2024 at 1:27 pm EST



Nov 13, 2024 at 1:27 pm EST

23

58

Observation

Created by:



Ryan Morgan
CEI Field Technician

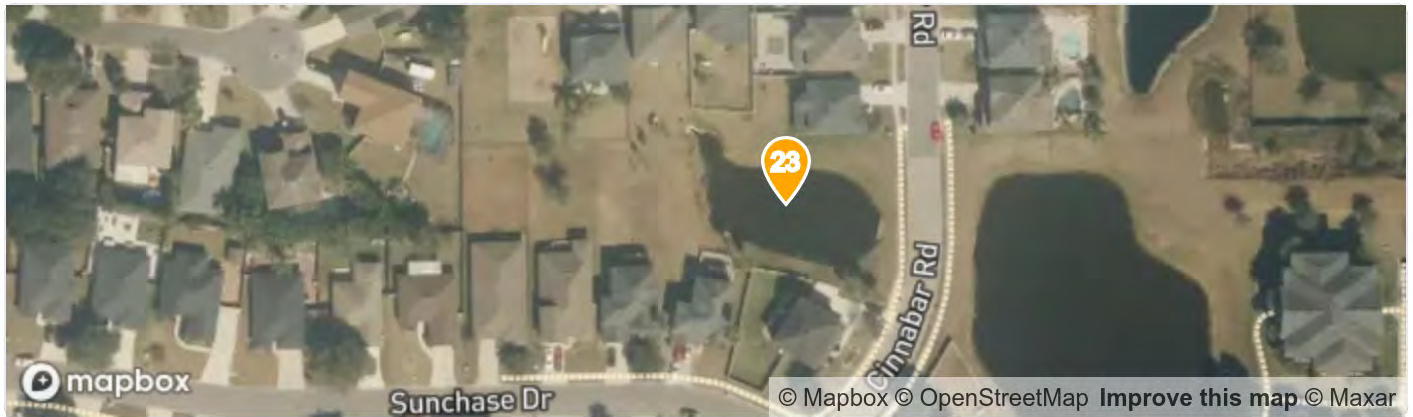
Nov 13, 2024 at 1:32 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:32 PM EST

SWMF appears healthy.

Photos:



24

59

Observation

Created by:



Ryan Morgan
CEI Field Technician

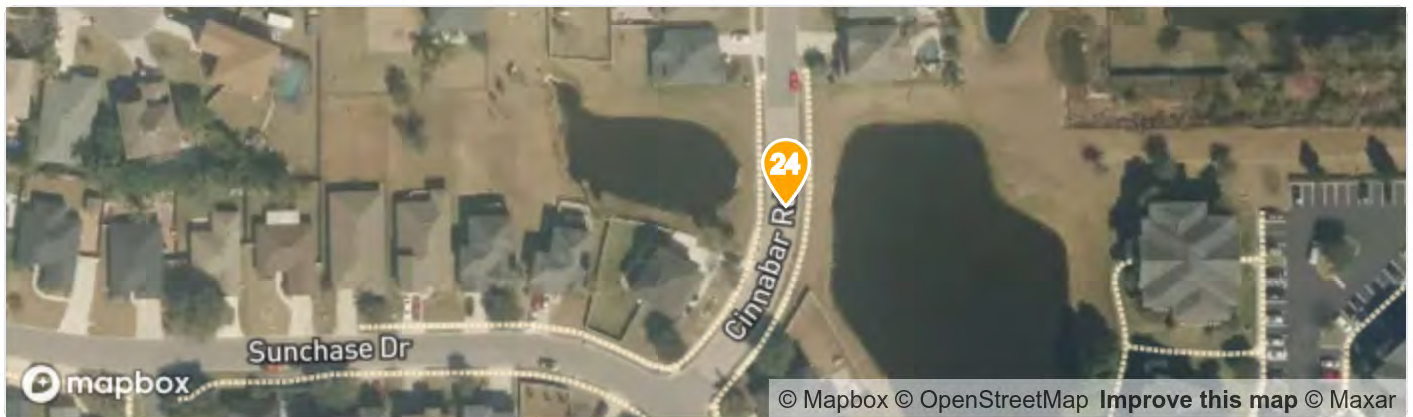
Nov 13, 2024 at 1:34 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:34 PM EST

Curb inlets and connecting MES appear to be in operational condition.

Photos:



Nov 13, 2024 at 1:33 pm EST



Nov 13, 2024 at 1:33 pm EST



Nov 13, 2024 at 1:33 pm EST

24

59

Observation *(continued)*

Created by:

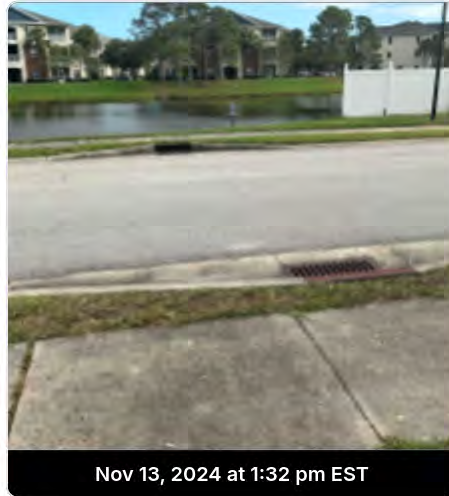


Ryan Morgan
CEI Field Technician

Nov 13, 2024 at 1:34 pm EST

Pin Type: General

Photos:



25 60 Needs Action

Pin Type: General

Categories:

Erosion Landscape

Location:

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:46 am EST



Notes:

Ryan Morgan November 21, 2024 10:46 AM EST

East concrete head wall is intact. Minor pond bank erosion occurring at each end of structure. Backfill, compact, and seed/sod as needed.

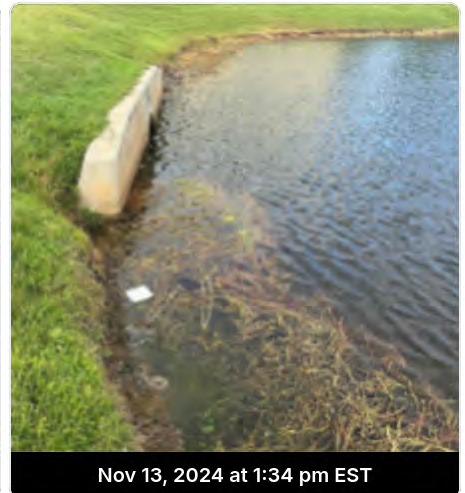
Photos:



Nov 13, 2024 at 1:35 pm EST



Nov 13, 2024 at 1:34 pm EST



Nov 13, 2024 at 1:34 pm EST

25

60

Needs Action (continued)

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:46 am EST

Pin Type: General

Photos:



26

61

Observation

Created by:



Ryan Morgan
CEI Field Technician

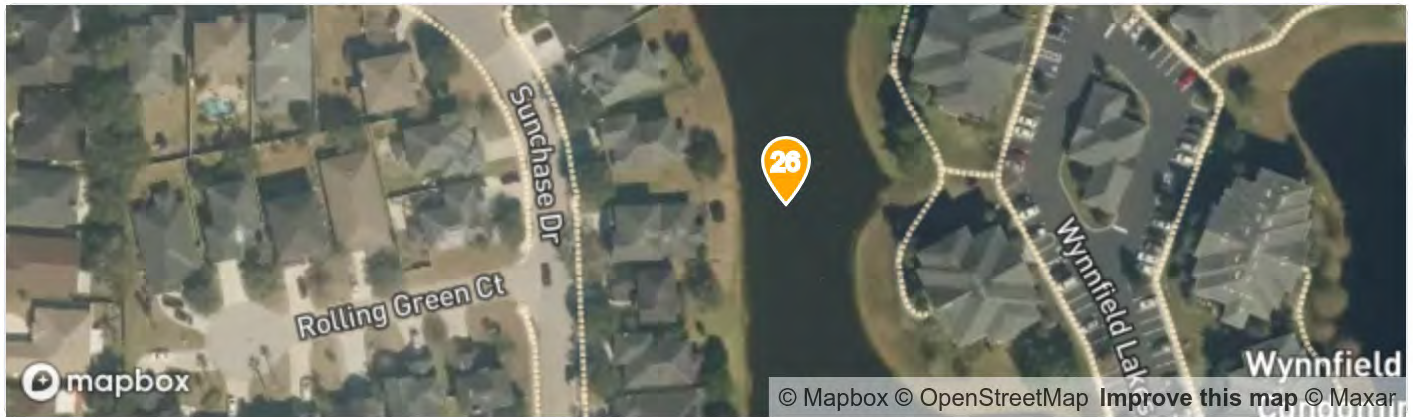
Nov 13, 2024 at 1:39 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:39 PM EST
SWMF appears healthy.

Photos:



Nov 13, 2024 at 1:39 pm EST



Nov 13, 2024 at 1:38 pm EST



Nov 13, 2024 at 1:38 pm EST

27

62

Observation

Created by:



Ryan Morgan
CEI Field Technician

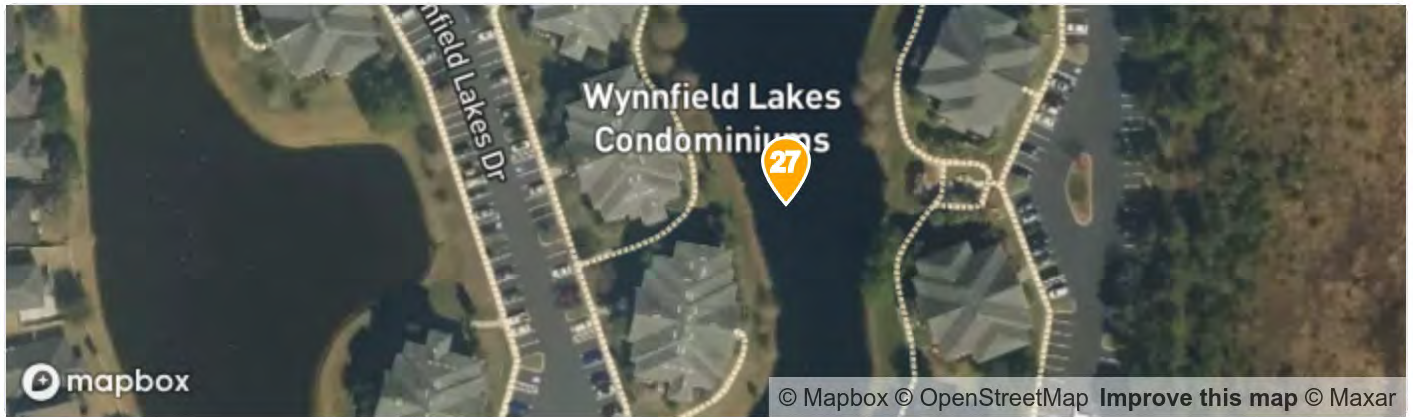
Nov 13, 2024 at 1:46 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 1:46 PM EST
SWMF appears healthy.

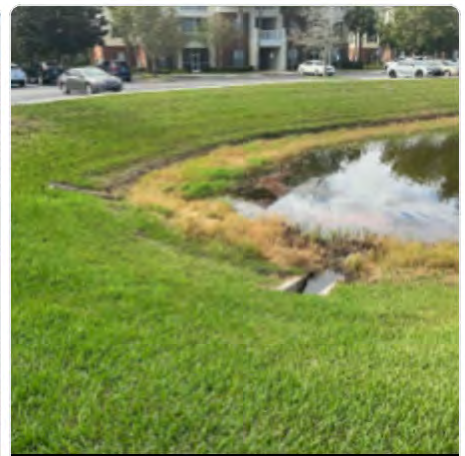
Photos:



Nov 13, 2024 at 1:46 pm EST



Nov 13, 2024 at 1:46 pm EST



Nov 13, 2024 at 1:45 pm EST

27

62

Observation *(continued)*

Created by:

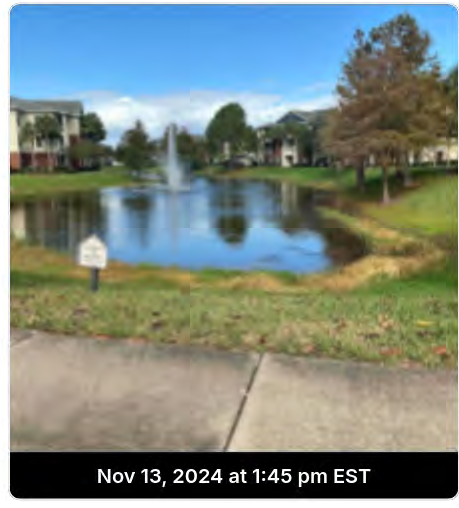


Ryan Morgan
CEI Field Technician

Pin Type: General

Nov 13, 2024 at 1:46 pm EST

Photos:



28

64

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

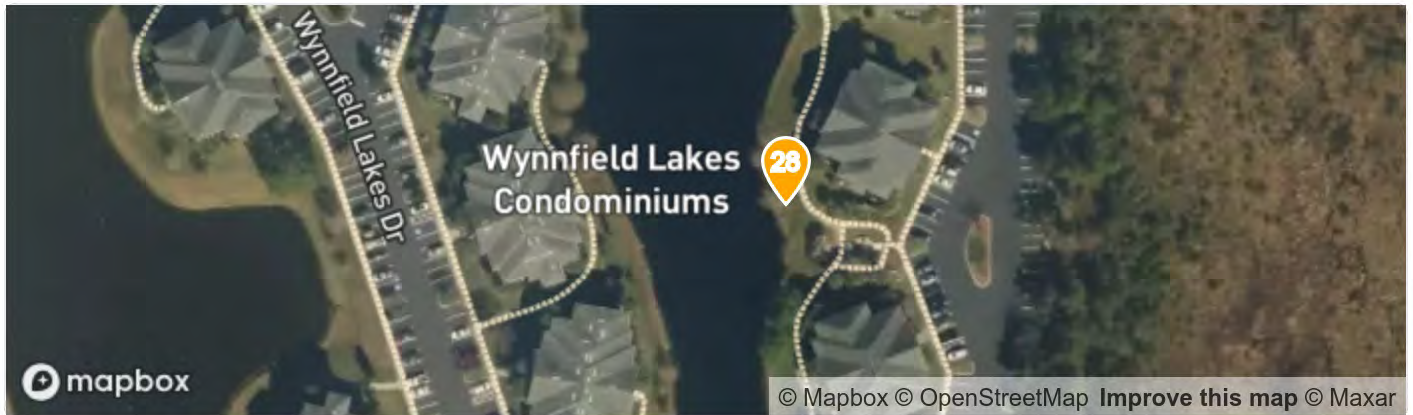
Nov 21, 2024 at 10:49 am EST

Pin Type: General

Categories:

Storm

Location:

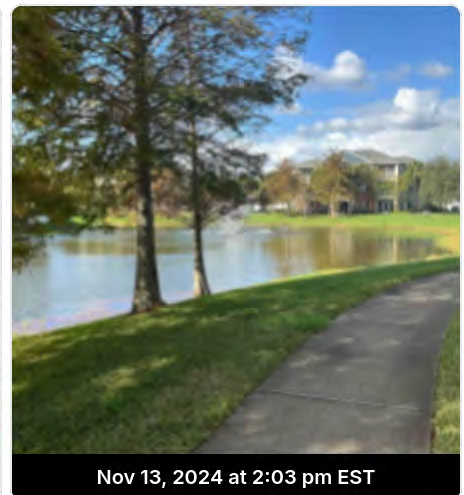


Notes:

Ryan Morgan November 21, 2024 10:49 AM EST

Control structure appears to be functioning as designed, but vegetation is growing within the skimmer plate and above the orifice pipe. Clean out to allow for unobstructed flow.

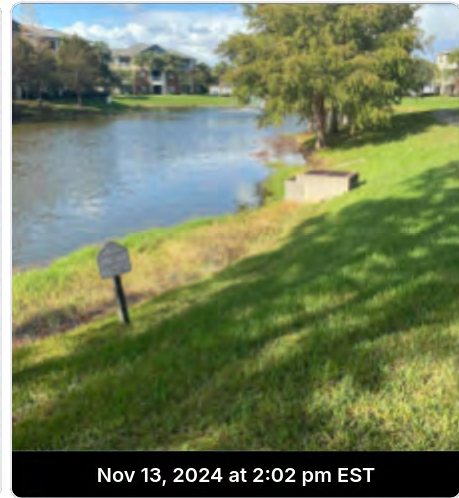
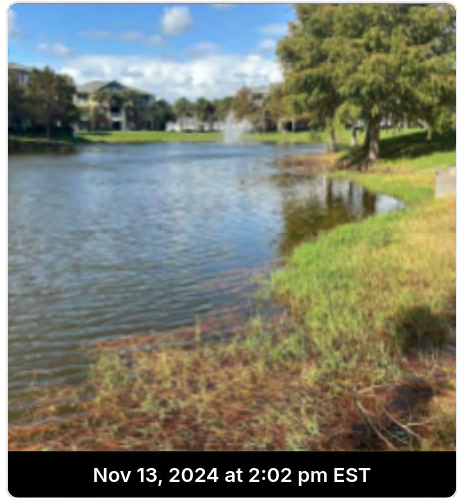
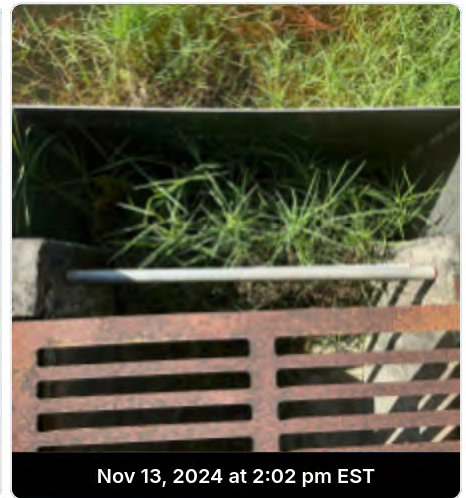
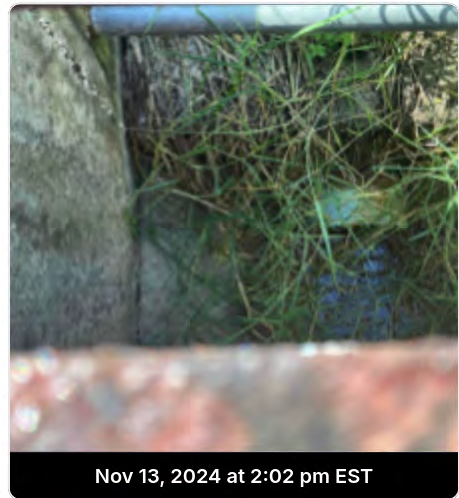
Photos:





Pin Type: General

Photos:



29

65

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

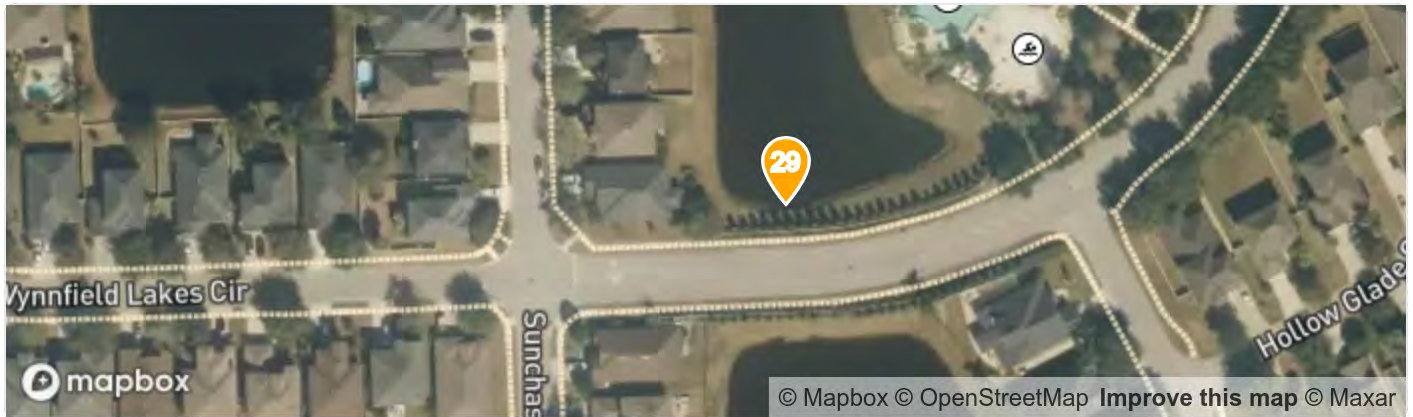
Nov 21, 2024 at 10:48 am EST

Pin Type: General

Categories:

Environmental

Location:



Notes:

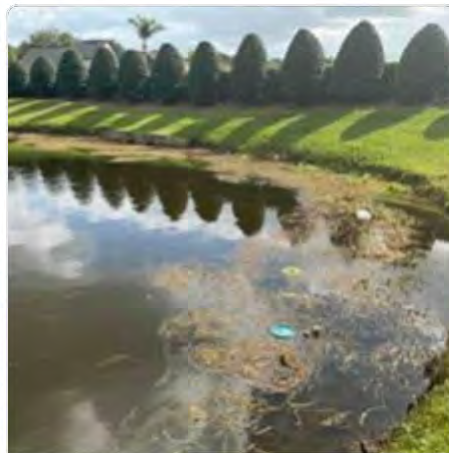
Ryan Morgan November 21, 2024 10:48 AM EST

North concrete headwall is intact. Algae, vegetation and trash debris observed along pond bank. Clean trash/debris from pond.

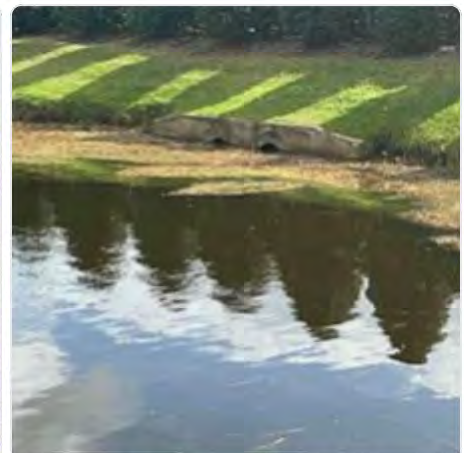
Photos:



Nov 13, 2024 at 3:46 pm EST



Nov 13, 2024 at 3:46 pm EST



Nov 13, 2024 at 3:46 pm EST

29

65

Needs Action *(continued)*

Created by:

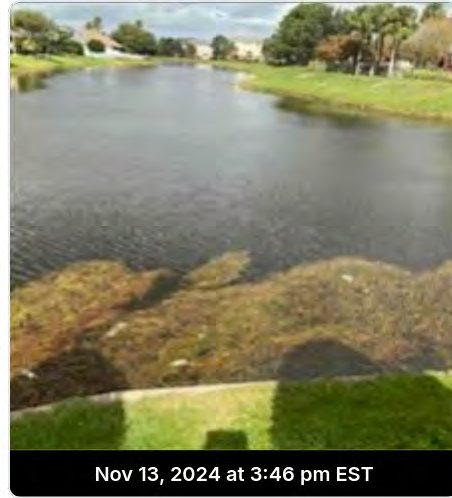
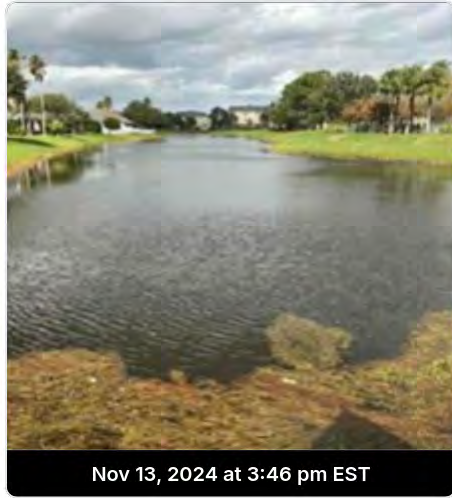


Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:48 am EST

Pin Type: General

Photos:





67

Observation

Created by:



Ryan Morgan
CEI Field Technician

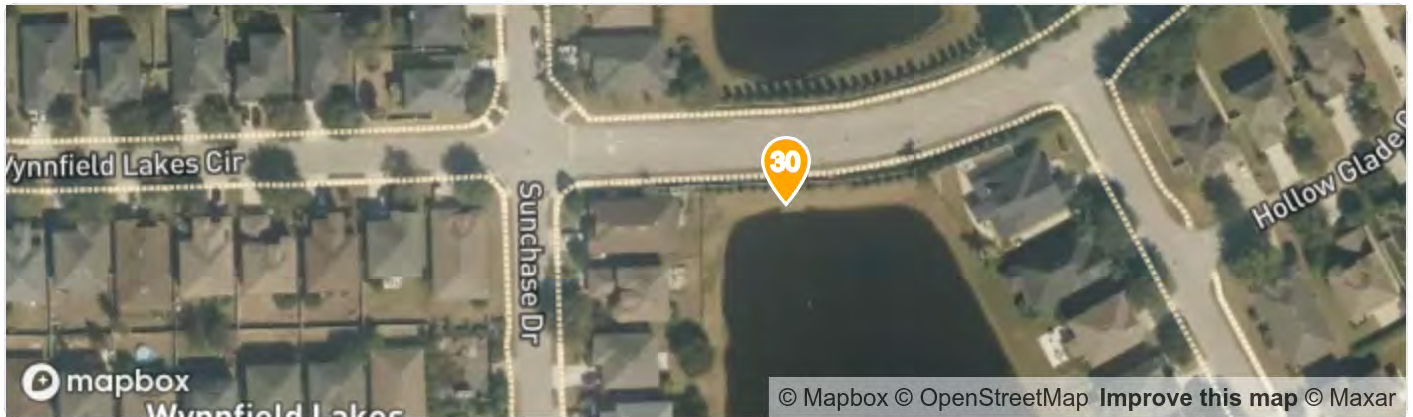
Nov 13, 2024 at 3:51 pm EST

Pin Type: General

Categories:

Storm

Location:



Notes:

Ryan Morgan November 13, 2024 3:51 PM EST

South concrete headwall intact.

Photos:



Nov 13, 2024 at 3:51 pm EST



Nov 13, 2024 at 3:51 pm EST



Nov 13, 2024 at 3:51 pm EST

30

67

Observation *(continued)*

Created by:

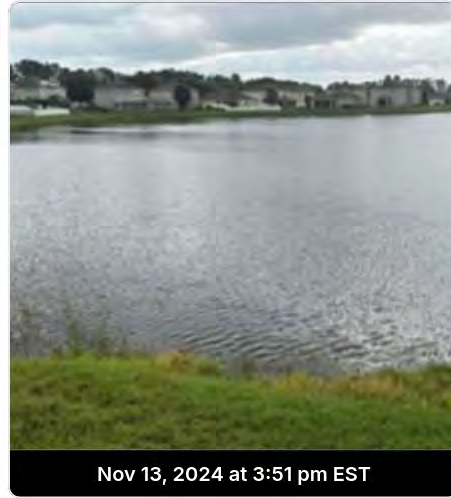


Ryan Morgan
CEI Field Technician

Pin Type: General

Nov 13, 2024 at 3:51 pm EST

Photos:



31

68

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

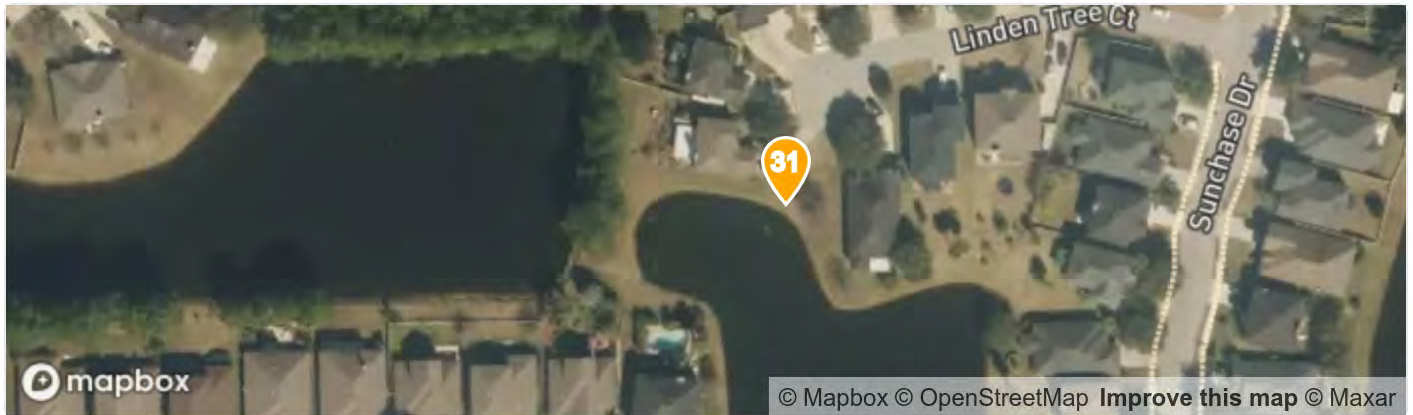
Nov 21, 2024 at 10:45 am EST

Pin Type: General

Categories:

Environmental

Location:



Notes:

Ryan Morgan November 21, 2024 10:45 AM EST

MES and connecting curb inlet. Vegetation and trash, debris within outfall location. Clean trash from pond.

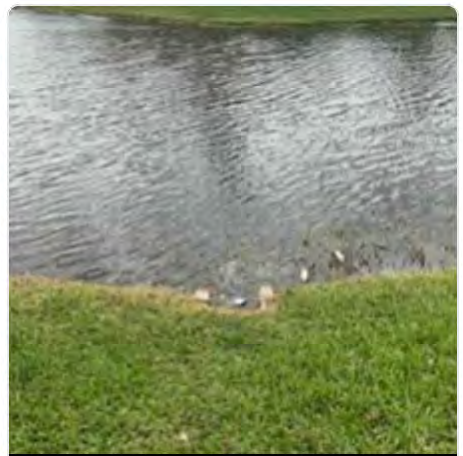
Photos:



Nov 13, 2024 at 4:09 pm EST



Nov 13, 2024 at 4:09 pm EST



Nov 13, 2024 at 4:09 pm EST

31

68

Needs Action *(continued)*

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:45 am EST

Pin Type: General

Photos:



Nov 13, 2024 at 4:09 pm EST

32

69

Needs Action

Created by:



Ryan Morgan
CEI Field Technician

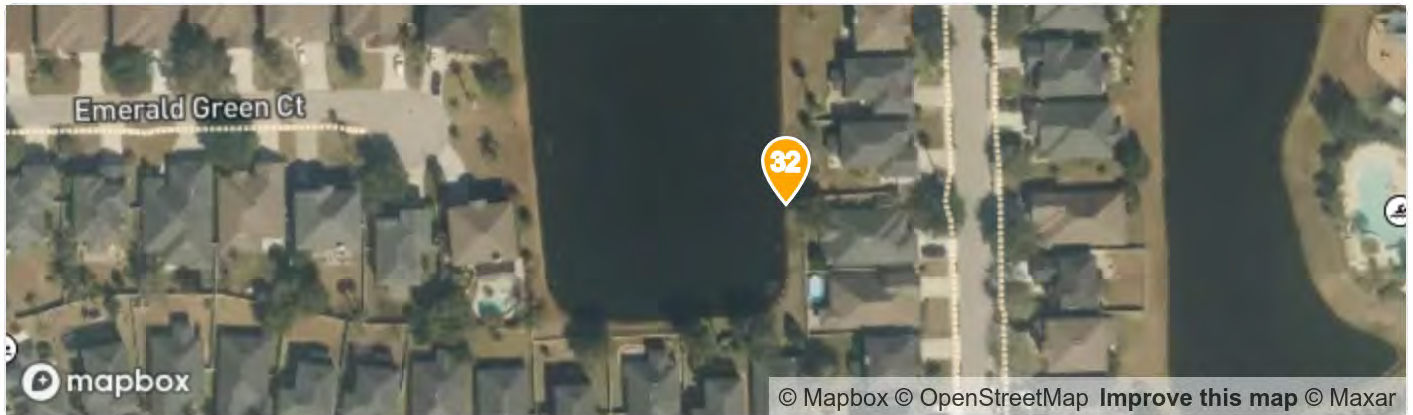
Nov 21, 2024 at 10:44 am EST

Pin Type: General

Categories:

Storm

Location:

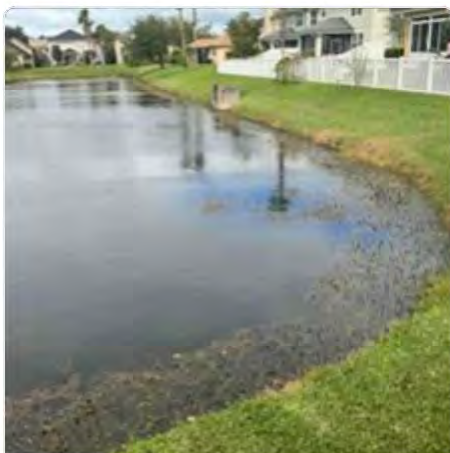


Notes:

Ryan Morgan November 21, 2024 10:44 AM EST

Modified type E inlet is functioning as designed. Skimmer grate is partially blocked by algae and debris, clean out.

Photos:



Nov 13, 2024 at 4:14 pm EST



Nov 13, 2024 at 4:14 pm EST



Nov 13, 2024 at 4:14 pm EST

32

69

Needs Action *(continued)*

Created by:



Ryan Morgan
CEI Field Technician

Nov 21, 2024 at 10:44 am EST

Pin Type: General

Photos:



33 **70** Observation

Pin Type: General

Categories:

Storm

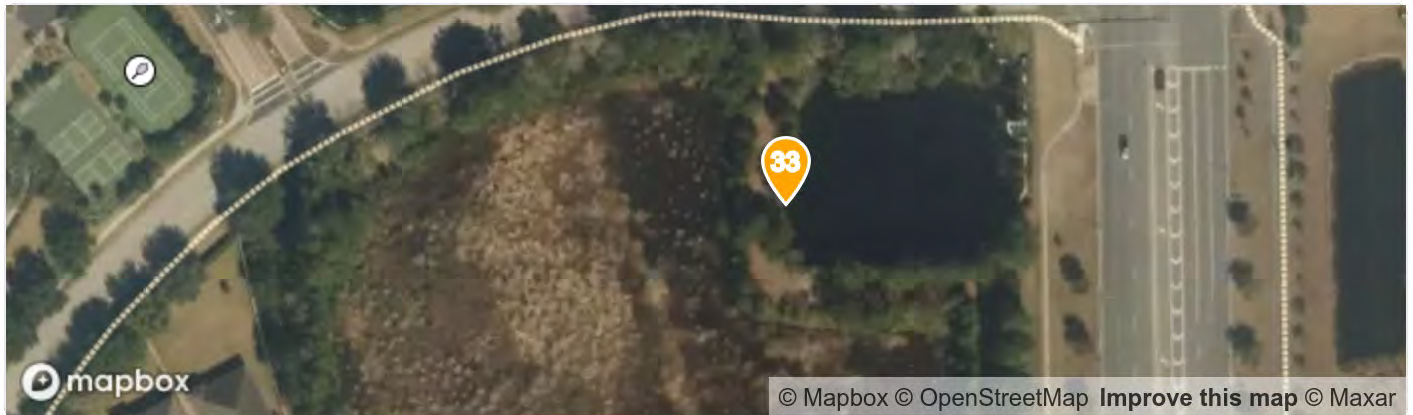
Location:

Created by:



Ryan Morgan
CEI Field Technician

Nov 13, 2024 at 4:18 pm EST



Notes:

Ryan Morgan November 13, 2024 4:18 PM EST

Control structure is functioning as designed. MES has minor vegetation growth at outfall location.

Photos:



Nov 13, 2024 at 4:18 pm EST



Nov 13, 2024 at 4:18 pm EST



Nov 13, 2024 at 4:18 pm EST

33

70

Observation(continued)

Created by:



Ryan Morgan
CEI Field Technician

Pin Type: General

Nov 13, 2024 at 4:18 pm EST

Photos:



34 **71** **Needs Action**

Created by:

 **Ryan Morgan**
CEI Field Technician

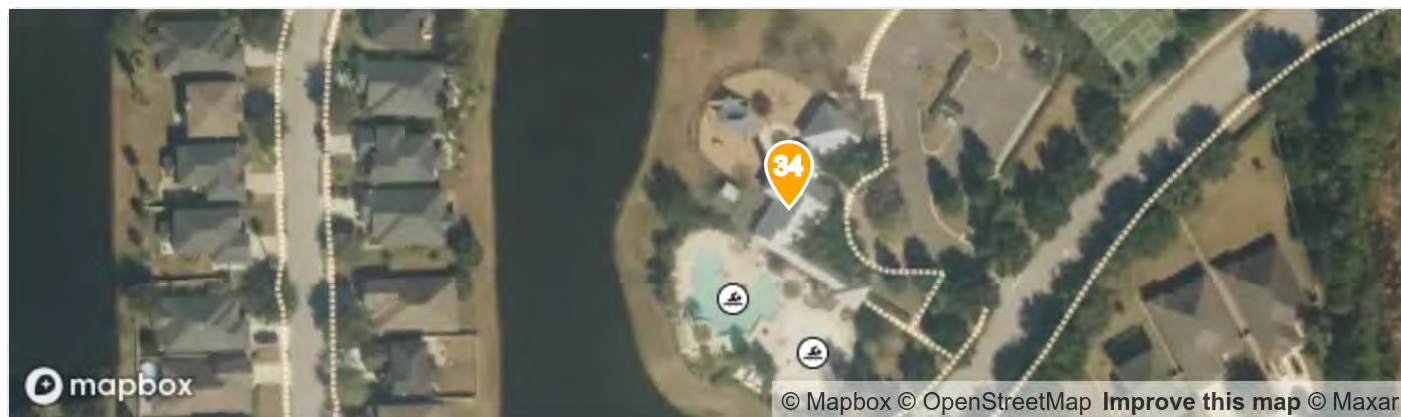
Nov 21, 2024 at 10:40 am EST

Pin Type: General

Categories:

Electrical **Safety**

Location:



Notes:

Ryan Morgan November 21, 2024 10:40 AM EST
Damaged outlet plate/cover

Photos:



2.

PUBLIC FACILITIES REPORT

Prepared for:

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

November 26, 2024

Prepared by:

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
(904) 826-1334

**WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITIES REPORT**

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PURPOSE AND SCOPE

This report is being prepared at the request of the Wynnfield Lakes Community Development District (CDD) to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned, operated, or maintained by the District, or public facilities owned, operated, or maintained by another entity through a lease or other agreement with the District. In addition, the report will provide general descriptions of any ongoing or planned public facility additions, improvements and expansion programs within the next seven (7) years.

INTRODUCTION

The Wynnfield Lakes Community Development District (the "District") is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District, established in 2005, covers ± 166.4 acres of land within the City of Jacksonville, Duval County, Florida (the "Development").

The Development, located within the Wynnfield Place Planned Unit Development (PUD), consists of 576 single-family and condominium units as well as open space and recreational facilities.

The District boundaries are shown on Exhibit A. The general description of the boundaries are as follows:

- The northern boundary is the Residences of Wynnfield Lakes and commercial development south of Atlantic Boulevard;
- The eastern boundary is Kernan Blvd S;
- The southern boundary is the Kernan Lakes subdivision; and
- The western boundary is Conservation wetlands and Hawkins Cove subdivision.

The public facilities infrastructure within the District, as outlined herein, are necessary for the function of the District and provide a direct and special benefit to the lands within the Development. The public facilities infrastructure located within the District include:

- Potable Water and Sanitary Sewer;
- Electricity Infrastructure;
- Stormwater Management System;
- Transportation Facilities;
- Community Elements;
- Recreational Facilities; and
- Conservation/Preserve Areas.

EXISTING PUBLIC FACILITIES

Potable Water and Sanitary Sewer

The Development is currently supplied potable water from JEA. The potable water provided is for consumption and fire protection. Generally, the water mains are located within the road rights-of-way and are offset from the right-of-way line. When potable water mains are located outside of public owned property, easements are granted by the developer to the utility authority. The water system is complete and has been transferred to the JEA. Water treatment and supply plants are maintained offsite by JEA.

The sanitary sewer discharge is collected by the JEA. Within the Development, the sanitary collection system consists of gravity mains and manholes that collect the sewage and transport it to one of the existing lift stations. Generally, the sanitary mains are located within the road rights-of-way and are offset from the right-of-way line. When sanitary mains are located outside of public owned property, easements are granted by the developer to the utility authority. The sanitary system is complete and has been transferred to JEA. Sanitary sewer treatment plants are maintained off-site by JEA.

Electricity Infrastructure

The Development is currently supplied electricity from JEA. Generally, the power lines are located within easements adjacent and parallel to the public right-of-way. The electricity infrastructure is complete and has been transferred to JEA for the entire Development. Power supply plants are maintained offsite by JEA.

Stormwater Management System

The District owns and maintains the stormwater management system for the District. The system is composed of various conveyance pipes, six (6) retention ponds, and control structures spread throughout the District. The stormwater management facilities serving the District were designed and constructed to provide full capacity to serve the build out of the project. The system is operating at full capacity.

Retention ponds are located on the tracts/parcels listed below.

1. Tracts A, D, E, F, G and N, *Wynnfield Lakes*, Plat Book 60 Page 162-176

Transportation Facilities

Roadways within the Development have been constructed and dedicated to the City of Jacksonville for maintenance. The District owns and maintains concrete walkways and parking lots throughout the Development.

Community Elements

The District owns and maintains community elements such as signage, landscaping, irrigation, and lighting throughout the Development. Entry signage at the Kernan Boulevard entrance is composed of a decorative entry, walls, and lighting. There is additional signage and lighting throughout the Development. Lighting is also located at the sports courts, parking lots, and pool deck. Vinyl fencing is located along the main entry road. In addition, aluminum fencing encloses the pool and playground areas, and vinyl-coated fencing encloses the sports courts. The District maintains a security system around the Development.

Landscaping and irrigation maintained by the District are located along Kernan Boulevard, along Wynnfield Lakes Drive, at the Amenity Center, and common areas/open space within the Development. The irrigation system consisting of several deep Floridian wells, and various piping & spray heads is fully constructed and can operate at full capacity when necessary.

Recreational Facilities

The District owns, operates and maintains the 3.34-acre Amenity Center located at 12337 Wynnfield Lakes Drive (*Wynnfield Lakes Amenity Parcel*, Plat Book 63, Page 47). The Amenity Center facility is fully constructed and is operating at full capacity.

The basic components of the Amenity Center facilities include:

- Clubhouse/fitness center
- Tennis & pickleball courts
- Multi-purpose field
- Swimming pool
- Water park
- Playground equipment
- Gaga ball pit
- Dog park

Conservation/Preserve Areas

The District owns and maintains open space and conservation/preservation land on the parcels listed below:

- Tracts K and L, *Wynnfield Lakes*, Plat Book 60 Page 162-176 (Conservation)
- Tracts J, L, O, M, P and Q, *Wynnfield Lakes*, Plat Book 60 Page 162-176 (Buffer)

PROPOSED ADDITION, IMPROVEMENT, EXPANSION OR REPLACEMENT OF PUBLIC FACILITIES

The District has the following additions, improvements and expansions planned for the public facilities they maintain within the Development over the next seven (7) years.

Stormwater Management System

The District has the following improvements planned to the stormwater management system within the next seven (7) years:

- Maintenance in FY 2030

Transportation Facilities

The District has the following improvements planned to the transportation facilities within the next seven (7) years:

- Parking lot paver replacement in FY 2025
- Parking lot mill, resurface, and seal coat in FY 2026
- Concrete walkway resurfacing in FY 2031

Community Elements

The District has the following improvements planned to the community elements within the next seven (7) years:

- Entry sign replacement in FY 2025
- Security system replacement in FY 2025
- Lighting at sports courts, pool deck and parking lot replacement in FY 2030

Recreational Facilities

The District has the following improvements planned to the recreational facilities within the next seven (7) years:

- Pickleball court resurfacing in FY 2025 and 2030
- Exterior wall and deck pendant lighting replacement in FY 2025
- Exposed wood ceiling refinishing in FY 2027
- Tennis court resurfacing in FY 2027 and 2032
- Pool mechanical equipment replacement in FY 2028 and 2032
- Pool resurfacing in FY 2029
- Pool play equipment replacement in FY 2029

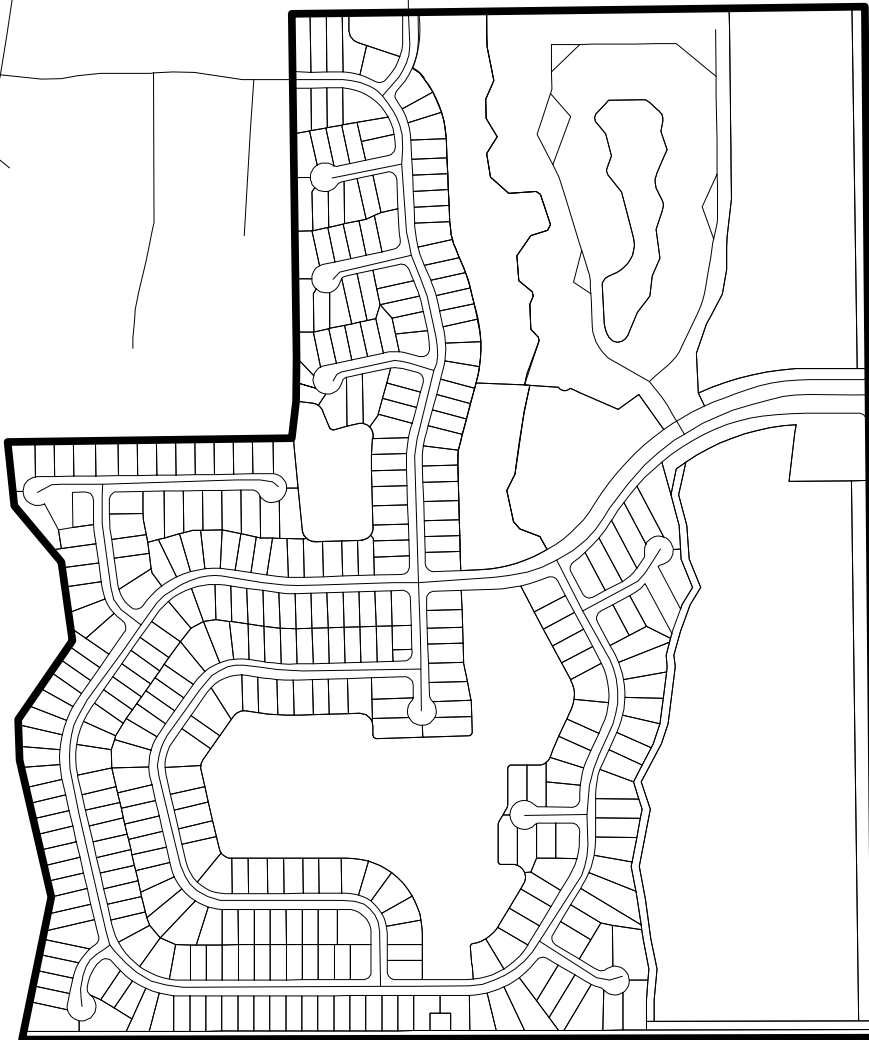
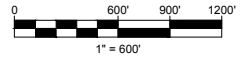
Conservation/Preserve Areas

The District does not have any additions, improvements, expansions or replacements planned for the conservation/preserve areas within the next seven (7) years.

ATLANTIC BOULEVARD



GRAPHIC SCALE



KERNAN BOULEVARD SOUTH

DISTRICT MAP

WYNNFIELD LAKES CDD
CITY OF JACKSONVILLE, FL

PREPARED FOR
GOVERNMENTAL MANAGEMENT SERVICES, LLC

DWG No: EXHIBIT A
DWG BY: ZBE
DATE: 11/26/2024
JOB No: 23186

MATTHEWS | DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

3.

January 10, 2025

Daniel Laughlin
Wynnfield Lakes CDD
C/O Governmental Management Services, LLC
475 West Town Place, Suite 114
St, Augustine, FL 32092
904-940-5850 Ext. 401
dlaughlin@gmsnf.com

Re: Additional Services Proposal for Professional Engineering Services
Project Name: Wynnfield Lakes CDD
Project No.: 23186.00

Dear Daniel:

Matthews | DCCM is pleased to offer you this additional services proposal to provide professional engineering services for a drainage system assessment and report for the Wynnfield Lakes CDD (Project) located 12337 Wynnfield Lakes Drive in Jacksonville, Florida. Matthews | DCCM proposes to furnish the services per our current agreement with Wynnfield Lakes CDD.

Matthews | DCCM proposes to furnish professional services as described per "Exhibit A, Scope of Work," and per "Exhibit B, General Terms & Conditions," which are attached hereto and made a binding part hereof by this reference, for a lump sum fee of **\$11,000**, plus direct reimbursable expenses.

Services or work items not specifically set forth in this proposal are excluded. Should additional scope be requested by the Project Client, a change order for the additional services will be negotiated, and a change order proposal outlining costs will be fully executed before the additional work shall commence.

We appreciate your consideration of our firm to provide these important services. Do not hesitate to contact us if you have any questions. We look forward to partnering with you and having our dedicated team of industry experts help make your project a success.

Sincerely,



Matthews | DCCM
Michael Silverstein
Sr. Construction Inspector

**EXHIBIT A
SCOPE OF WORK**

VI – Drainage System Assessment and Report

Matthews | DCCM will provide a written assessment of the stormwater management system, including:

- Review and fill out all required forms.
- Review permitted stormwater drawings, and St. Johns River Water Management (SJRWMD) approved as built drawings on file within the district boundaries.
- Coordination with District Manager and/or District Attorney as needed.
- Walk-through inspection of 110+/- storm structures on site as they are visible above the normal water line of the system.
- Evaluate ground surfaces immediately surrounding each drainage feature for additional signs of drainage related issues.
- Provide punch list and narrative report identifying all areas needing corrective action with suggested next steps.

The assessment will cover all surrounding surfaces around and visible interiors of the stormwater inlets, pipes, headwalls, and end walls, manholes, control structures, ponds, and outfalls. Structural evaluation of bulkheads is not included as part of this assessment.

Fees for drainage system report services will be billed on a lump sum fee basis for a total of \$11,000, plus direct reimbursable expenses.

FEE SUMMARY

The following list summarizes costs associated with work items as described above. For your convenience, we have outlined the fees previously associated with the original scope of work and additional fees covering the expanded scope of work for this project.

| | Initial Proposed Fee | Add'l Scope Cost | Total Fee |
|-------------------------------|-----------------------------|-------------------------|---------------------|
| I – Engineering Services | N/A | N/A | NA (T&M) |
| II – Public Facilities Report | \$3,500 | N/A | \$ 3,500 (T&M) |
| III – Engineer’s Report | \$3,500 | N/A | \$ 3,500 (T&M) |
| IV – Drainage System Report | N/A | \$11,000 | \$11,000 (Lump Sum) |
| Total Estimated Cost: | \$7,000* | \$11,000* | \$18,000* |

***Plus direct reimbursable expenses and permit fees**

Matthews | DCCM will initiate services on this project immediately following receipt of the fully executed contract, included as Exhibit C.

EXHIBIT B
GENERAL TERMS & CONDITIONS
Revised: 08/22/2023

- a) **Scope of Work.** The Scope of Work details the services Matthews | DCCM is agreeing to provide along with the associated costs for these services and assumes normal engineering and design services along with up to up to two submittals. Additional submittals, work performed outside the scope of services detailed in this proposal, or changes due to requests or revisions from the Client or any government agency will require a signed Change Order that defines the additional scope and billing terms PRIOR to the out-of-scope work commencing. Costs will be based on the current schedule of fees/rates or renegotiation of this Agreement to the satisfaction of both parties. Unless specifically noted otherwise, service fees proposed in this Agreement exclude costs for the following fees and work types, but are not limited to: all permit application and governing agency fees, consumptive use permitting, wetlands mitigation, threatened/endangered species studies, geotechnical studies, traffic studies, shared parking studies, landscape architecture, irrigation designs, site lighting, structural/MEP engineering, architecture, agency construction inspection and as-built reviews, impact and clearance sheet fees, construction stakeout, other inspection services, other subconsultant fees, and reimbursable items as outlined in General Terms & Conditions.
- b) **Estimates.** The rates quoted in this proposal are good for 90 days. If a signed contract is not executed within this 90-day period, lump sum amounts will be revised, and time and material billing rates will change to reflect Matthews | DCCM's standard hourly rates in effect at the time the contract is signed and executed. Current billing rates are listed in bullet 'g' below. All billing rates are subject to change according to our annual billing rate increases. For lump sum contracts lasting more than a year, Matthews | DCCM reserves the right to adjust the lump sum contract amounts in accordance with the annual bill rate increase. Prior to any such rate changes, Matthews | DCCM will provide the Client with a 30-day notification of any rate changes.
- c) **Documents.** All plans, drawings, reports, information, etc. prepared or assembled by Matthews | DCCM's data creator [Engineer] under this Contract are for the Client's use in completing scope of work identified for use on the Project. The Client further agrees that they shall not be made available to any individual or organization for any other use, or reuse by others, without the prior written approval of Matthews | DCCM.
- d) **Compensation & Payments.** The Client agrees to pay Matthews | DCCM the compensation for its services as described under Scope of Services of this Agreement, with hourly rates computed based upon the established billing rates. Billing occurs monthly and is based on documented project progress. Payments may be made by check, ACH deposit, or credit card (a 3.5% transaction fee is assessed for credit card payments). Payment is due upon receipt of the invoice. **DELAYS IN MAKING PAYMENTS WILL CAUSE DEFINITE DELAYS IN PROJECTS BEING COMPLETED.**
- **PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE INVOICE DATE ARE CONSIDERED DELINQUENT AND ALL SUBMITTALS WILL BE PUT ON HOLD FOR THE CLIENT'S PROJECTS UNTIL FULL PAYMENT IS RECEIVED.**
 - **Interest at the rate of 1.5% per month (or 18% per annum) will be added to any unpaid balance after 30 days from the invoice date. All work will cease until full payment is received, and the project will be delayed with new milestone dates being reassigned once payment in full is received.**
 - **Delinquencies lasting more than 70 days will result in a Claim of Lien recorded against the property.**

- Invoice balances aged over 90 days will incur a reinstatement fee of 15% of the total outstanding invoice balance. This reinstatement fee must be paid in full in addition to the full outstanding invoice balance in order for Matthews | DCCM to resume work on the project.
 - Matthews | DCCM will stop all work and hold submittals in the case of a bounced check until a replacement check has cleared the bank.
 - The Client will be responsible for payment of any legal, collection, application, and permitting fees. Clients are responsible for paying application and permit fees prior to Matthews | DCCM making submittals.
 - Subcontractor services and fees paid by Matthews | DCCM on behalf of the client will include a 15% surcharge. Services performed by Project staff on a time and materials basis will be billed at the hourly rates listed herein.
- e) **Certification.** Represented by a signed or sealed statement of a professional landscape architect or engineer means that services performed were based upon his/her knowledge, information, and belief in accordance with commonly accepted procedures and applicable standards of practice but is not a guarantee or warranty.
- f) **Work Performed.** All plans, designs, and documents will be prepared consistent with normal professional standards of care but does not guarantee success, approval, or issuance of permits. Matthews | DCCM will not accept back charges on corrective action without written agreement of both parties.
- g) **Billing Rates.** Below are the current billing rates. Billing rates are revised annually.

| Personnel Classification | Rate Range |
|---|---------------------|
| PRINCIPAL/SENIOR LEADS | |
| Principal | \$365.00 |
| VP | \$275.00 - \$300.00 |
| Division Lead | \$260.00 - \$285.00 |
| Program Manager | \$240.00 - \$265.00 |
| SENIOR PROFESSIONAL | |
| Senior Professional Engineer | \$200.00 - \$270.00 |
| Senior Planner | \$210.00 - \$230.00 |
| Senior Landscape Architect | \$220.00 - \$260.00 |
| Senior Construction Inspector | \$195.00 - \$210.00 |
| PROFESSIONAL | |
| Professional Engineer | \$230.00 - \$240.00 |
| Project Engineer | \$160.00 - \$190.00 |
| Planner | \$160.00 - \$190.00 |
| Landscape Architect | \$170.00 - \$190.00 |
| Construction Inspector | \$170.00 - \$180.00 |
| DESIGNER | |
| Senior CAD Designer and Senior Engineering Tech | \$180.00 - \$200.00 |
| Senior Landscape Designer | \$180.00 - \$200.00 |
| CAD Designer and Engineering Tech | \$130.00 - \$170.00 |

| SUPPORT STAFF | |
|---|---------------------|
| Controller | \$150.00 - \$200.00 |
| Graphic Designer | \$100.00 - \$140.00 |
| Senior Graphic Designer | \$140.00 - \$180.00 |
| Project Administrator and Project Coordinator | \$95.00 - \$120.00 |
| ARCHITECTURE | |
| Project Manager, Architect | \$200.00 - \$255.00 |
| Project Architect | \$170.00 - \$190.00 |
| Project Coordinator, Architect | \$140.00 - \$170.00 |
| Intern Architect | \$115.00 - \$140.00 |
| CA, Architect | \$220.00 - \$240.00 |
| Specifications Writer | \$220.00 - \$240.00 |
| SURVEYING | |
| Project Director, Survey | \$215.00 - \$245.00 |
| Senior Surveyor | \$170.00 - \$200.00 |
| Senior GIS Enterprise Administrator | \$170.00 - \$200.00 |
| Project Surveyor | \$155.00 - \$185.00 |
| Project GIS Developer, Survey | \$155.00 - \$185.00 |
| Staff Surveyor | \$135.00 - \$165.00 |
| Staff GIS Analyst | \$135.00 - \$165.00 |
| Four Man Field Crew | \$215.00 - \$245.00 |
| Three Man Field Crew | \$195.00 - \$215.00 |
| Two Man Field Crew | \$170.00 - \$200.00 |
| One Man Field Crew | \$150.00 - \$180.00 |
| One Man Crew (GPS/RTK) | \$200.00 - \$230.00 |
| Two Man Crew (GPS/RTK) | \$215.00 - \$245.00 |
| CADD Technician, Survey | \$115.00 - \$145.00 |
| GIS Technician | \$115.00 - \$145.00 |
| Field Technician, Survey | \$95.00 - \$125.00 |

h) **Reimbursable/Direct Expenses.** Unless specifically stated, direct expenses will be billed in addition to our lump sum fees. Examples of expenses include, but are not limited to:

- Mileage will be billed per current IRS rates.
- Production costs will be billed at the following rates:
 - Paper copies:
 - 8½"x11" B&W - \$0.27 each
 - 8½"x11" Color - \$0.50 each
 - 11"x17" B&W - \$0.55 each
 - 11"x17" Color - \$0.88 each
 - Plots 24" x 36":
 - Black line plots - \$2.20 each
 - Color plots - \$55.00 each
 - Mylar - \$44.00 each
 - Binding: \$5.50 per book
 - Foam Board Mounted Color Plots: \$71.50 each
 - CD containing project data (i.e., CAD files, photographs, documents, etc.): \$13.20/each

The following will be billed at cost plus 15%:

- Travel and hotel expenses
 - Shipping and delivery, including UPS shipping and courier services
- i) **Compliance.** All work will be performed in accordance with appropriate city, county, and state or other governmental regulations.
- j) **Transfer or Termination.** The Client or Matthews | DCCM may terminate this Agreement by notifying the other party in writing. Termination will become effective one (1) calendar day after receipt of the termination notice. Irrespective of which party shall initiate termination or the cause therefore, the Client shall, within thirty (30) calendar days of termination, remunerate Matthews | DCCM for services rendered and costs incurred, in accordance with Matthews | DCCM's prevailing fee schedule and expense reimbursement policy. Services shall include those rendered up to the time of termination, as well as any travel or demobilization costs associated with termination itself.
- k) **Retainer.** If a retainer is required, **it will be kept for the duration of the Project and applied to the final invoice.** Any remaining balance after applying the retainer will be refunded to the Client. At the completion of the Project, if no monies are remaining due in which to apply the retainer, Matthews | DCCM will refund the full retainer amount.
- l) **Supplemental Owner's responsibilities - Surveying Services.**
If an owner / client elects to contract directly with the surveyor, it must be understood surveys directly affect the accuracy and quality of the engineering design. Therefore, Owners / Clients that choose to contract directly with the surveyor are responsible for the following:
- Obtaining a detailed survey scope from Matthews | DCCM to provide to the surveyor that describes in detail what Matthews | DCCM requires of the surveyor in order to correctly complete the engineering services for the project.
 - Providing Matthews | DCCM with the surveyor's service agreement to review and approve prior to engagement of the surveyor to ensure the surveyor's service agreement includes the items outlined in the survey scope provided by Matthews | DCCM.
 - Agreeing work from Matthews | DCCM will not commence until a complete survey is provided to Matthews | DCCM.
 - Providing Matthews | DCCM the signed and sealed copies of the survey documents prior to the production of final construction plans.
 - Agreeing changes to the scope of design services may require additional survey information and deliverables resulting in modification to the scope of the survey, thus requiring the owner/client to contract with the surveyor for additional required services
 - Agreeing the schedule of completion for engineering design is directly affected by the receipt of the accurate and complete survey deliverables.
 - **Alternatively;** Agreeing if Matthews | DCCM is supplied with previously surveyed information, additional or updated survey information prior to commencement of engineering services may be required. The owner/client takes responsibility and liability for the supplied survey being a correct representation of the current existing conditions of the project site.

- m) **Liability.** Any claims made by the Client for losses, injuries, expenses, or damages shall not exceed the total fee of the project and shall include, but is not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.
- n) **Terms Acceptance.** Regardless of if this proposal is signed, the verbal or written acceptance, approval, notice to proceed, or request for services performed by Matthews Design Group, LLC (Matthews | DCCM) constitutes acceptance of the prices and terms contained in this proposal and agreement to pay for services rendered by Matthews | DCCM.

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**EXHIBIT C
CONTRACT AGREEMENT**

Upon acceptance, please sign, date, and return this Agreement to our office. We will return a fully executed copy of this Contract Agreement for your file, which will serve as Authorization to Proceed with services as described above.

The undersigned have executed this Agreement on the day and year set forth below.

Authorized Signature
On Behalf of **Matthews | DCCM**
Michael Silverstein, Sr. Construction Inspector
7 Waldo Street
St. Augustine, FL 32084
904.826.1334
msilverstein@dccm.com

Date

CLIENT ACCEPTANCE AND AUTHORIZATION

Authorized Signature

Date

Name, Title

On Behalf of _____
Company/Client Name

Billing Contact _____

Billing Email Address _____

Additional Billing Email Address (Copy to) _____

Billing Address _____
Address

City, State, Zip Code

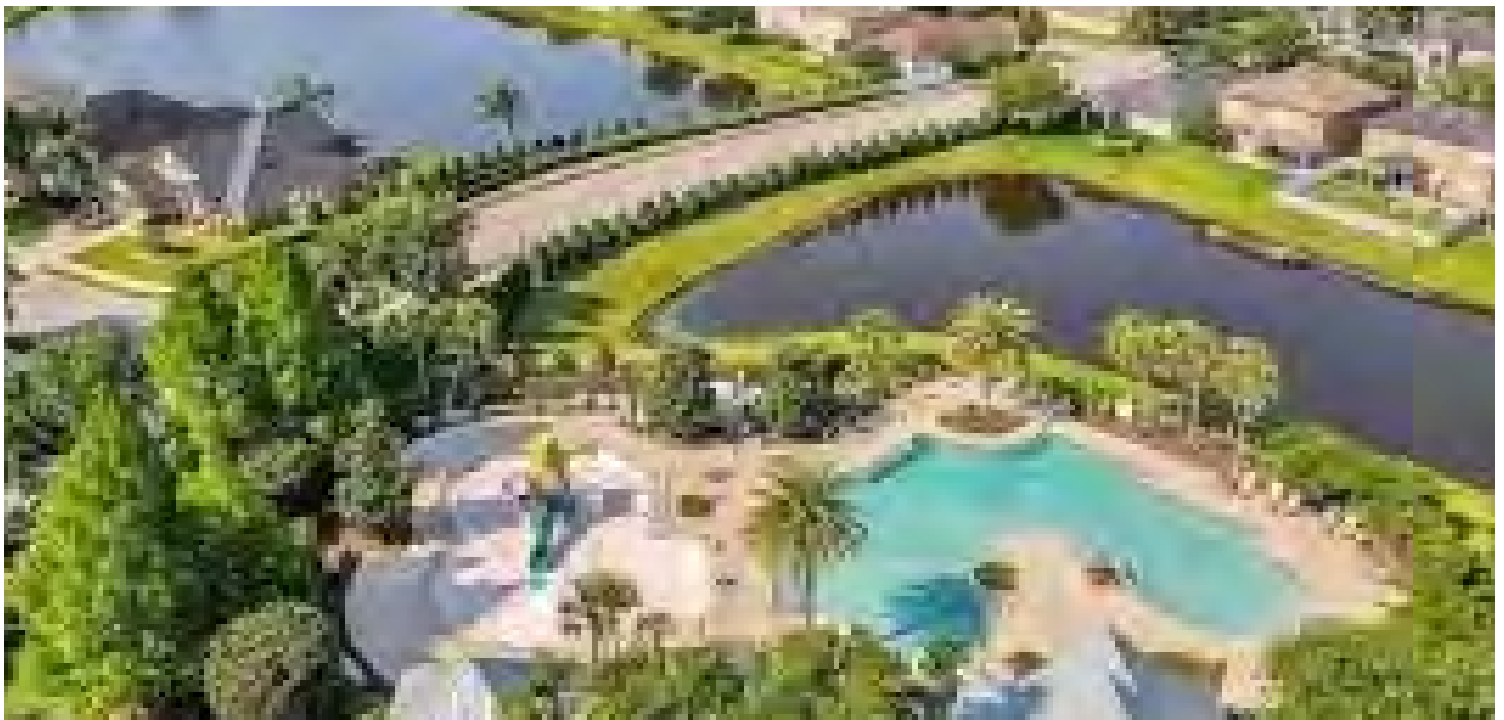
Billing Phone No. _____

MS/kb
23186AS5p1

D.


FIELD OPERATIONS REPORT

JANUARY



Prepared By :
Ken Thomas

Presented To :
Wynnfield Lakes CDD Supervisors

 904-377-6756

 kfthomas@vestapropertyservices.com



Koehn services our property every other week starting November 1.

January 2025

Fertilizer: All weeds have been sprayed with herbicide and pre-emergent. Herbicide and liquid fertilizer application has been sprayed throughout all turf.

Maintenance: Regular monthly maintenance service has been accomplished on all turf areas.

Annuals: Weekly weed pulling, and dead heading has been accomplished on all annual beds.

Sod along Wynnfield Lakes Dr. has been replaced. Will continue monitoring.

Irrigation Report: Reported problems with irrigation have been repaired.



Solitude inspects our ponds once per month.
They will make additional visits based on pond conditions/requests.

Solitude is continuing to monitor weed growth along the pond banks. I will be meeting with them on 1/7/25 to discuss any remedy to the build up of weeds and some of the erosion issues mentioned in the engineering report.

Projects

Underway / Completed

New LED ceiling light installed in Men's bathroom. Ladies bathroom to follow.

Engineering Report received

~ Pickleball and tennis court surfaces have minor surface mildew.

Met with EverLine for re-surfacing. Quote attached

~ Loose pavers around pool deck, fitness entrance and playground

Met with Allscape - Quote attached

~ Loose handrail at pool noticed.

Handrail tightened

~ Exposed wiring at electrical junction.

Wires from old landscape lighting have been terminated.

~ Door trim damage on outside of fitness center also noted on the inside.

Looking into best way to repair

~ Fence rails loose, missing, or broken.

Contacted Main Made Studios. Awaiting quote.

~ Outlet cover damaged on veranda.

Cover replaced.

~ Rust and worn paint on playground structure

Attached quote received from AMG for \$932

Additional pool furniture quotes requested

Quotes attached

1.



PICKLEBALL COURT PLAN

| DESCRIPTION | SUBTOTAL |
|---|--------------------|
| <input checked="" type="checkbox"/> Pickleball Court Full Resurface & Line Paint for (3) Pickleball Courts | \$16,087.50 |

Scope of Work:

- Day1 Pressure Wash court (1 Week prior to below services) along with flooding the court to mark the puddling areas
- Patch binder applied to repair and level cracks and puddling areas back to level
- Clean, prep existing pad (7,150 Sq Ft) to prep for new material for 3 pickleball courts
- Apply (1) coat of Sportmaster acrylic resurfacer
- Apply (2) coats of Sportmaster Neutral concentrate with colorplus pigment
- Sportmaster Colorplus in light green for court and border
- Layout & tape for standard pickleball court lines by 3
- Apply SportsMaster White line textured paint
- Remove all tape and finish clean surface
- Complete process will take 5 to 8 days, all weather permitting

Service Notes:

Estimated project length is 8 business days & is weather dependent.
 For pressure washing **on-site** water hook up must be provided

| | |
|--|--------------------|
| ESTIMATED TOTAL (INCLUDING TAX) | \$16,087.50 |
|--|--------------------|





TENNIS COURT PLAN

| DESCRIPTION | SUBTOTAL |
|--|-----------------|
| <input checked="" type="checkbox"/> Tennis Court Full Resurface | \$14,400 |
| <p>Scope of Work:</p> <ul style="list-style-type: none"> - Day1 Pressure Wash court (1 Week prior to below services) along with flooding the court to mark the puddling areas - Patch binder applied to repair and level cracks and puddling areas back to level - Clean, prep existing pad 120 x 60 (7,200 Sq Ft) to prep for new material for (1) tennis court - Apply (1) coat of Sportmaster acrylic resurfacer - Apply (2) coats of Sportmaster Neutral concentrate with colorplus pigment - Sportmaster Colorplus in light green for court and border - Layout & tape for standard pickleball court lines by 3 - Apply SportsMaster White line textured paint - Remove all tape and finish clean surface - Complete process will take 5 to 8 days, all weather permitting | |
| <p>Service Notes: Estimated project length is 8 business days & is weather dependent. For pressure washing on-site water hook up must be provided</p> | |
| ESTIMATED TOTAL (INCLUDING TAX) | \$14,400 |



2.

ESTIMATE

Allscape

alflead er1 @ g m ail. co m

6837 Playpark Trl W
Jacksonville, FL 32244-4378

Kenneth Thomas

Bill to

12319 Wynnfield Lakes Drive
Jacksonville
Florida
32244

Ship to

12319 Wynnfield Lakes Drive
Jacksonville
Florida
32244

Estimate details

Estimate no.: 1004

Estimate date: 01/02/2025

| # | Product or service | Description | Qty | Rate | Amount |
|----|------------------------|---|-----|--------------|-------------------|
| 1. | Miscellaneous | Equipment and materials | 1 | \$225.00 | \$225.00 |
| 2. | Paver Fine Base | Paver Fine Base - Crush Concrete | 2 | \$67.00 | \$134.00 |
| 3. | Paver Labor | Removing Pavers, compact and replace pavers | 311 | \$6.50 | \$2,021.50 |
| 4. | Portland Cement | Portland Cement | 1 | \$24.00 | \$24.00 |
| 5. | Sand | Masonry Sand (Bag) | 3 | \$10.00 | \$30.00 |
| 6. | Root Removal | Removing roots | 1 | \$175.00 | \$175.00 |
| | | | | Total | \$2,609.50 |

Accepted date

Accepted by

3.



AMENITY
MAINTENANCE
GROUP

CUSTOMER QUOTATION NO. 221

Wynnfield lakes
12319 Wynnfield Lakes Drive
Jacksonville FL 32246

Order No: 122724
Valid For: 30 Days 12/27/2024

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and material for the successful completion of this project. This proposal will include painting the existing accessories on the playstation and bike rack just outside the playground fence. The accessories are currently red and will be painted the same color after removal of all old and flaking paint. Please see attached pictures for the accessories that will be painted. The bike rack is currently hunter green and will also be refinished in the same color. The paint utilized will be specific for adherence to metal.

30-day warranty on workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:

Amenity Management Services
245 Riverside Avenue #300
Jacksonville, Fl. 32202

Thank you for your business!

Total \$932.50

4.

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 10/30/2024

Quote Number 00092154

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Ken Thomas
Phone (904) 565-9385

Email kfthomas@vestapropertyservices.com

Bill To Name Wynnfield Lakes
Bill To 12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

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

Management Company Vesta Property Services

Ship via Preferred Carrier

| ProductImage | Product | Product description | Customization Summary | Quantity | Sales Price | Total Price |
|---|---------|---------------------------------|--|----------|-------------|-------------|
|  | 3938S | Urban Lines Sling Chaise Lounge | Finish: Textured Antique Beige FABRIC SLING: Turquesa | 20.00 | \$329.85 | \$6,597.00 |
|  | 3903S | Urban Loft Sling Dining Chair | Finish: Textured Antique Beige FABRIC SLING: Turquesa | 40.00 | \$215.37 | \$8,614.80 |
|  | 11920A | 20" Round Acrylic Side Table | Finish: Textured Antique Beige | 20.00 | \$106.63 | \$2,132.60 |

Subtotal \$17,344.40
Tax \$1,115.66
Order Freight \$1,475.00
Fuel Surcharge \$173.44
Order Total \$20,108.50

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions *All furniture remains the property of Leisure Creations until the the invoice is paid in full. *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill. *Interest 1.5% per month on all invoices over 30 days. *Shipping choices F.O.B origin or F.O.B. destination. *Returns require a 50% restocking fee plus the freight costs.



ADMIRAL FURNITURE

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-50650-00001931

Created Date 1/2/2025

Opportunity Owner ANTHONY GILARDI

Prepared By ABYGALE ALLYSON

Email abygalea@admiralfurniture.com

Bill To WYNNFIELD LAKES
Bill to Address 12337 WYNFLD LKS DR
JACKSONVILLE, FL 32246-4241
US

Ship To WYNNFIELD LAKES
Ship to Address 12337 WYNFLD LKS DR
JACKSONVILLE, FL 32246-4241
US

Bill to Contact Name KEN THOMAS 904-565-9385
and Phone

Ship to Contact KEN THOMAS 904-565-9385
Name and Phone

Bill to Email kftthomas@vestapropertyservices.com

Payment Terms PREPAY

FOB Point ORIGIN

Carrier LOCAL DELIVERY

Date Scheduled 2/10/2025

| Product | Product Image | Quote Line Item Details | Price | Quantity | Total Price | Line Item Description |
|------------------|---|--|----------|----------|-------------|---|
| 51205SL |  | RELAXED SLING CHAISE LOUNGE | \$460.04 | 20.00 | \$9,200.88 | (FRAME COLOR: PUTTY) (SLING COLOR: TURQUESA) |
| 118ALN-BO |  | 18" ROUND ALUMINUM COCKTAIL TABLE - BOARDWALK PATTERN NO HOLE | \$190.85 | 20.00 | \$3,816.90 | FRAME COLOR: PUTTY |
| SHIPPING - NT |  | SHIPPING (NON TAX) | \$665.97 | 1.00 | \$665.97 | |

| | |
|--------------|--------------------|
| Subtotal | \$13,683.75 |
| Sales Tax | \$976.32 |
| Total | \$14,660.07 |

ORDER NOTES AND INSTRUCTIONS

Deliver to Ken
Jacksonville 32207

Home & Kitchen

Enter keyword or pr

EN

Hello, Lina
Account for Vesta Property ...

1

All Buy Again Today's Deals Business Savings Gift Cards Top Categories IT Supplies

Up to 15% off IT supplies Lists Business Prime

Shop now

Sponsored

Patio, Lawn & Garden > Patio Furniture & Accessories > Patio Seating > Chairs > Lounge Chairs



Roll over image to zoom in

Aluminum Chaise Lounge Chair Outdoor Set of 2, Pool Lounge Chair with Adjustable 5-Position Recliner, Full Flat Tanning Chair, Rust-Resistant Patio Lounge Chair for Lawn, Pool, Beach, Garden, Brown

Visit the WOAJNQO Store
5.0 (4)

Typical price: ~~\$489.99~~ Details
Prime Price: **\$179.99**
You Save: **\$10.00 (5%)**
Exclusive Prime price

Buy more, save more



5 units **Lowest price**
-10% \$854.95
\$170.99/unit

\$179.99

FREE delivery January 17 - 21.

[Details](#)

Deliver to DSD - Jacksonville
32207

In Stock

Quantity: 1

Buying in bulk?

Add to cart

Buy Now

Secure transaction

Ships from and sold by WOA
FURNITURE.

Return policy:
30-day refund/replacement

Add to List

Redeem Save 5% on 2 select item(s) promo code:

6CTRWXV8 [Shop items](#)

Want to use Net 30 terms for your order? Choose
Pay by Invoice as your payment method at
checkout.

Buying multiple items? [Go to multi-select](#)

Color: Brown



Brand WOAJNQO
Color Brown
Product 74"D x 22.4"W x 13.4"H
Dimensions
Back Style Cushion Back
Special Feature Rust Free, Adjustable Backrest

Material
Aluminum

Item Weight
35.7 Pounds

Sponsored

Regular Services

Regular services and cleaning done per 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 public areas

Trash picked up along Kernan Blvd once per week



904.377.6756



kfthomas@vestapropertyservices.com



E.



General Manager Report



Prepared For
WYNNFIELD LAKES CDD
for the
January 15, 2025
Meeting

Respectfully submitted by
Lina Hernandez



EVENT SUMMARY

Date : December 13, 2024

Event : Christmas Event



Wynnfield Lakes Meet with Santa was held on December 13. The kids that attended loved meeting and talking to Santa, and the parents enjoyed taking pictures of their kids with Santa. We also had The Writing Sheep vendor that offered personalized Christmas ornaments for residents, and we offered cookies and hot chocolate as well.

PROJECT APPROVAL REQUEST

- **Swimming Program**

British Swim School is the premier survival and stroke development swimming lessons provider, utilizing highly trained swim instructors to teach swim lessons that focus on safety, fun and skill development, and offering classes to infants as young as 3 months, toddlers, children, teens and adults.

Having a swim program can serve the community by providing life saving water safety and swimming skills to children. We also have families looking to keep their children engaged and interested in different activities which makes British Swim School a great program to offer to our residents.

ABOUT BRITISH SWIM SCHOOL

British Swim School is the premier survival and stroke development swimming lessons provider, utilizing highly-trained swim instructors to teach swim lessons that focus on safety, fun and skill development across all age and ability levels. Our curriculum-based program is focused on achieving prescribed goals before advancing to the next level in the program, offering classes to infants (as young as 3 months), toddlers, children, teens and adults.

British Swim School was founded by Rita Goldberg in 1981, on the belief that every child should learn water safety and **survival skills**. Currently operating in over 225 pools and in 21 states across the U.S. and Canada, British Swim School teaches over 17,000 lessons per week.

In 2019, British Swim School was acquired by **experienced** multi-brand franchising company Buzz Franchise Brands, parent company of Pool Scouts, Home Clean Heroes and formerly Mosquito Joe, which means additional support from a proven management team, complementing our experienced staff and extremely engaged system of franchise owners.

Additionally, British Swim School is a proud partner of the **U.S. Center for SafeSport** – an independent nonprofit headquartered in Denver, Colorado focused on ending all forms of abuse in sport. Our partnership with the Center demonstrates our commitment to the well-being and **safety of all our students**, and also provides resources on abuse prevention and best practice policies.



OUR COMMITMENT TO YOU

- Comprehensive insurance coverage with a \$2M single occurrence maximum and full additional insured commitment to our pool partners, so no risk to you
- Our commitment that all British Swim School participants and staff will uphold your rules and maintain all stated policies and procedures
- A limited footprint both in terms of space and time, typically starting at 12-15 hours per week
- The personal attention of the franchise owner/operator, as well as a Deck Ambassador on duty at all times that British Swim School is at your pool
- Free British Swim School annual membership for your staff members
- The assurance that British Swim School parents will receive relevant property details and guidelines, all insurance waivers for insurance and any relevant promotional materials for your property
- Easy accessibility - the British Swim School team can be **reached**, either via the local franchisee owner/operator or through our Corporate team

In Return, We Ask For

- A well maintained, warm and chemically balanced pool
- The agreement that your staff will provide the same customer care to British Swim School families that they would provide your own visitors and customers
- Space for a poolside cabinet with a small footprint (approx. 25" L x 19" W x 70" H)
- Space for a 4-foot table during the school's operating hours



TENTH ORDER OF BUSINESS

A.

Wynnfield Lakes
Community Development District

Unaudited Financial Reporting
November 30, 2024



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| 4 | <u>Capital Reserve Fund</u> |
| 5 | <u>Debt Service Fund Series 2014</u> |
| 6-7 | <u>Month to Month</u> |
| 8 | <u>Long Term Debt Report</u> |
| 9 | <u>Assessment Receipt Schedule</u> |

Wynnfield Lakes
Community Development District
Combined Balance Sheet
November 30, 2024

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Reserve Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|---------------------------------|--------------------------------------|
| Assets: | | | | |
| <u>Cash:</u> | | | | |
| Operating Account | \$ 51,737 | \$ - | \$ 2,754 | \$ 54,491 |
| <u>Investments:</u> | | | | |
| State Board of Administration (SBA) | - | - | 145,461 | 145,461 |
| US Bank Custody Account | 416,827 | - | - | 416,827 |
| <u>Series 2014</u> | | | | |
| Reserve | - | 259,861 | - | 259,861 |
| Revenue | - | 163,897 | - | 163,897 |
| Total Assets | \$ 468,564 | \$ 423,758 | \$ 148,214 | \$ 1,040,537 |
| Liabilities: | | | | |
| Accounts Payable | \$ 9,677 | \$ - | \$ - | \$ 9,677 |
| Total Liabilities | \$ 9,677 | \$ - | \$ - | \$ 9,677 |
| Fund Balance: | | | | |
| Restricted for: | | | | |
| Debt Service - Series | \$ - | \$ 423,758 | \$ - | \$ 423,758 |
| Assigned for: | | | | |
| Capital Reserve Fund | - | - | 148,214 | 148,214 |
| Unassigned | 458,888 | - | - | 458,888 |
| Total Fund Balances | \$ 458,888 | \$ 423,758 | \$ 148,214 | \$ 1,030,860 |
| Total Liabilities & Fund Balance | \$ 468,564 | \$ 423,758 | \$ 148,214 | \$ 1,040,537 |

Wynnfield Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 659,082 | \$ 163,357 | \$ 163,357 | \$ - |
| Interest Income | 10,000 | 1,667 | 3,129 | 1,463 |
| Clubhouse and other Income | 2,000 | 333 | 225 | (108) |
| Total Revenues | \$ 671,082 | \$ 165,357 | \$ 166,711 | \$ 1,354 |

Expenditures:

General & Administrative:

| | | | | |
|---|-------------------|------------------|------------------|---------------|
| Supervisor Fees | \$ 6,000 | \$ 1,000 | 1,000 | \$ - |
| PR-FICA | 459 | 77 | 77 | - |
| Engineering | 10,500 | 1,750 | 1,355 | 395 |
| Attorney | 20,000 | 3,333 | 4,668 | (1,334) |
| Annual Audit | 3,300 | - | - | - |
| Assessment Administration | 5,408 | 5,408 | 5,408 | (1) |
| Arbitrage Rebate | 600 | - | - | - |
| Dissemination Agent | 1,190 | 198 | 198 | (0) |
| Trustee Fees | 4,800 | - | - | - |
| Management Fees | 53,810 | 8,968 | 8,968 | 0 |
| Information Technology | 1,600 | 267 | 267 | 0 |
| Website Maintenance | 800 | 133 | 133 | (0) |
| Travel & Per Diem | 250 | 42 | - | 42 |
| Telephone | 300 | 50 | 33 | 17 |
| Postage & Delivery | 100 | 17 | - | 17 |
| Meeting Room | 1,500 | 250 | 250 | - |
| Insurance General Liability | 9,635 | 9,635 | 8,965 | 670 |
| Printing & Binding | 750 | 125 | 75 | 50 |
| Legal Advertising | 1,000 | 167 | - | 167 |
| Other Current Charges | 1,000 | 167 | 66 | 101 |
| Office Supplies | 150 | 25 | - | 25 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 123,326 | \$ 31,785 | \$ 31,637 | \$ 148 |

Operations & Maintenance

Field Expenditures

| | | | | |
|---|-----------|-----------|-----------|----------|
| Property Insurance (FIA) | \$ 18,336 | \$ 18,336 | \$ 16,128 | \$ 2,208 |
| Utilities - Irrigation (JEA) | 6,000 | 1,000 | 1,129 | (129) |
| Field Operations Management (Vesta Property) | 28,700 | 4,783 | 4,783 | (0) |
| Security Service/Monitoring (Fidelity Security) | 58,840 | 9,807 | 8,856 | 951 |
| Landscape Maintenance (Koehn) | 67,692 | 11,282 | 11,440 | (158) |
| Landscape Contingency | 21,835 | 3,639 | 224 | 3,415 |
| Lake Maintenance (Solitude) | 10,665 | 1,778 | 1,544 | 234 |
| Irrigation Maintenance (Koehn) | 10,000 | 1,667 | 1,581 | 86 |

Wynnfield Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| Field Expenditures (continued) | | | | |
| Repairs & Replacements | \$ 12,500 | \$ 2,083 | \$ 92 | \$ 1,991 |
| Refuse Service (Waste Management) | 3,044 | 507 | 467 | 41 |
| Stormwater User Fees | 1,140 | - | - | - |
| Animal Control | 15,000 | 2,500 | 2,690 | (190) |
| Contingency | 10,000 | 1,667 | - | 1,667 |
| Reserve Funding-CY | 100,000 | - | - | - |
| Subtotal Field Expenditures | \$ 363,751 | \$ 59,049 | \$ 48,935 | \$ 10,114 |
| Amenity Expenditures | | | | |
| Amenity Center Management (Vesta Property) | \$ 80,925 | \$ 13,488 | \$ 13,488 | \$ - |
| Facility Attendants (Vesta Property) | 12,250 | 2,042 | 2,042 | 0 |
| General Facility Maintenance (Vesta Property) | 18,740 | 3,123 | 3,123 | (0) |
| Utilities - Electric (JEA) | 15,000 | 2,500 | 1,864 | 636 |
| Utilities - Water & Sewer (JEA) | 6,600 | 1,100 | 828 | 272 |
| Telephone/Internet & Cable (Comcast) | 5,208 | 868 | 883 | (15) |
| Repairs & Replacements | 10,880 | 1,813 | 853 | 961 |
| Fitness Equipment Maintenance | 1,360 | 227 | - | 227 |
| Fitness Center Supplies | 1,000 | 167 | - | 167 |
| Pool Maintenance (Vesta Property) | 15,022 | 2,504 | 2,504 | 0 |
| Pool Chemicals (PoolSure) | 9,600 | 1,600 | 3,050 | (1,450) |
| Janitorial Service/Supplies (Vesta Property) | 9,470 | 1,578 | - | 1,578 |
| Office Supplies / Mailings / Printings | 1,250 | 208 | 106 | 103 |
| Operating Supplies | 4,500 | 750 | 221 | 529 |
| Permit Fees | 1,700 | - | - | - |
| Special Events | 10,000 | 3,321 | 3,321 | - |
| Recreation Passes | 500 | 83 | - | 83 |
| Holiday Lighting | 5,000 | - | - | - |
| Subtotal Amenity Expenditures | \$ 209,005 | \$ 35,371 | \$ 32,282 | \$ 3,089 |
| Total Operations & Maintenance | \$ 572,756 | \$ 94,420 | \$ 81,217 | \$ 13,203 |
| Total Expenditures | \$ 696,082 | \$ 126,205 | \$ 112,854 | \$ 13,351 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (25,000) | \$ 39,151 | \$ 53,857 | \$ 14,705 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ 25,000 | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ 25,000 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | \$ 39,151 | \$ 53,857 | \$ 14,705 |
| Fund Balance - Beginning | \$ - | | \$ 405,031 | |
| Fund Balance - Ending | \$ - | | \$ 458,888 | |

Wynnfield Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| Revenues | | | | |
| Capital Reserve Funding - Transfer In | \$ 100,000 | \$ - | \$ - | \$ - |
| Interest | 11,115 | 1,853 | 1,252 | (600) |
| Total Revenues | \$ 111,115 | \$ 1,853 | \$ 1,252 | \$ (600) |
| Expenditures: | | | | |
| Entry Sign | \$ 20,420 | \$ - | \$ - | \$ - |
| Exterior 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 | - | - | - |
| Holiday Lights | - | - | 12,550 | (12,550) |
| Other Current Charges | 600 | 100 | 108 | (8) |
| Total Expenditures | \$ 59,894 | \$ 100 | \$ 12,658 | \$ (12,558) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 51,221 | \$ 1,753 | \$ (11,406) | \$ (13,158) |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 51,221 | \$ 1,753 | \$ (11,406) | \$ (13,158) |
| Fund Balance - Beginning | \$ 207,099 | | \$ 159,620 | |
| Fund Balance - Ending | \$ 258,320 | | \$ 148,214 | |

Wynnfield Lakes
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budge Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|--------------------|---------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 517,898 | \$ 128,362 | \$ 128,362 | \$ - |
| Interest Income | 10,000 | 1,667 | 3,247 | 1,580 |
| Total Revenues | \$ 527,898 | \$ 130,029 | \$ 131,609 | \$ 1,580 |
| Expenditures: | | | | |
| Interest - 5/1 | \$ 103,663 | \$ 103,663 | \$ 103,663 | \$ - |
| Interest - 11/1 | 103,663 | - | - | - |
| Principal - 5/1 | 310,000 | - | - | - |
| Total Expenditures | \$ 517,325 | \$ 103,663 | \$ 103,663 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 10,573 | \$ 26,366 | \$ 27,947 | \$ 1,580 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ (25,000) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (25,000) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (14,427) | \$ 26,366 | \$ 27,947 | \$ 1,580 |
| Fund Balance - Beginning | \$ 131,724 | | \$ 395,811 | |
| Fund Balance - Ending | \$ 117,297 | | \$ 423,758 | |

Wynnfield Lakes
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ - | \$ 163,357 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 163,357 |
| Interest Income | 1,659 | 1,471 | - | - | - | - | - | - | - | - | - | - | 3,129 |
| Clubhouse and other Income | - | 225 | - | - | - | - | - | - | - | - | - | - | 225 |
| Total Revenues | \$ 1,659 | \$ 165,052 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 166,711 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,000 |
| PR-FICA | - | 77 | - | - | - | - | - | - | - | - | - | - | 77 |
| Engineering | 1,355 | - | - | - | - | - | - | - | - | - | - | - | 1,355 |
| Attorney | 1,630 | 3,038 | - | - | - | - | - | - | - | - | - | - | 4,668 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assessment Administration | 5,408 | - | - | - | - | - | - | - | - | - | - | - | 5,408 |
| Arbitrage Rebate | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 99 | 99 | - | - | - | - | - | - | - | - | - | - | 198 |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Management Fees | 4,484 | 4,484 | - | - | - | - | - | - | - | - | - | - | 8,968 |
| Information Technology | 133 | 133 | - | - | - | - | - | - | - | - | - | - | 267 |
| Website Maintenance | 67 | 67 | - | - | - | - | - | - | - | - | - | - | 133 |
| Travel & Per Diem | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Telephone | 6 | 27 | - | - | - | - | - | - | - | - | - | - | 33 |
| Postage & Delivery | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Meeting Room | - | 250 | - | - | - | - | - | - | - | - | - | - | 250 |
| Insurance General Liability | 8,965 | - | - | - | - | - | - | - | - | - | - | - | 8,965 |
| Printing & Binding | 32 | 43 | - | - | - | - | - | - | - | - | - | - | 75 |
| Legal Advertising | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Other Current Charges | 18 | 48 | - | - | - | - | - | - | - | - | - | - | 66 |
| Office Supplies | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 22,371 | \$ 9,266 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 31,637 |

Wynnfield Lakes
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Property Insurance (FIA) | \$ 16,128 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,128 |
| Utilities - Irrigation (JEA) | 288 | 841 | - | - | - | - | - | - | - | - | - | - | 1,129 |
| Field Operations Management (Vesta Property) | 2,392 | 2,392 | - | - | - | - | - | - | - | - | - | - | 4,783 |
| Security Service/Monitoring (Fidelity Security) | 3,888 | 4,968 | - | - | - | - | - | - | - | - | - | - | 8,856 |
| Landscape Maintenance (Koehn) | 5,720 | 5,720 | - | - | - | - | - | - | - | - | - | - | 11,440 |
| Landscape Contingency | 112 | 112 | - | - | - | - | - | - | - | - | - | - | 224 |
| Lake Maintenance (Solitude) | 772 | 772 | - | - | - | - | - | - | - | - | - | - | 1,544 |
| Irrigation Maintenance (Koehn) | - | 1,581 | - | - | - | - | - | - | - | - | - | - | 1,581 |
| Repairs & Replacements | - | 92 | - | - | - | - | - | - | - | - | - | - | 92 |
| Refuse Service (Waste Management) | 233 | 233 | - | - | - | - | - | - | - | - | - | - | 467 |
| Stormwater User Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Animal Control | 1,145 | 1,545 | - | - | - | - | - | - | - | - | - | - | 2,690 |
| Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Reserve Funding-CY | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Field Expenditures | \$ 30,678 | \$ 18,257 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 48,935 |
| Amenity Expenditures | | | | | | | | | | | | | |
| Amenity Center Management (Vesta Property) | \$ 6,744 | \$ 6,744 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 13,488 |
| Facility Attendants (Vesta Property) | 1,021 | 1,021 | - | - | - | - | - | - | - | - | - | - | 2,042 |
| General Facility Maintenance (Vesta Property) | 1,562 | 1,562 | - | - | - | - | - | - | - | - | - | - | 3,123 |
| Utilities - Electric (JEA) | 910 | 954 | - | - | - | - | - | - | - | - | - | - | 1,864 |
| Utilities - Water & Sewer (JEA) | 435 | 393 | - | - | - | - | - | - | - | - | - | - | 828 |
| Telephone/Internet & Cable (Comcast) | 441 | 442 | - | - | - | - | - | - | - | - | - | - | 883 |
| Repairs & Replacements | 554 | 299 | - | - | - | - | - | - | - | - | - | - | 853 |
| Fitness Equipment Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Fitness Center Supplies | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pool Maintenance (Vesta Property) | 1,252 | 1,252 | - | - | - | - | - | - | - | - | - | - | 2,504 |
| Pool Chemicals (PoolSure) | 1,525 | 1,525 | - | - | - | - | - | - | - | - | - | - | 3,050 |
| Janitorial Service/Supplies (Vesta Property) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Office Supplies / Mailings / Printings | - | 106 | - | - | - | - | - | - | - | - | - | - | 106 |
| Operating Supplies | - | 221 | - | - | - | - | - | - | - | - | - | - | 221 |
| Permit Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Special Events | 2,281 | 1,040 | - | - | - | - | - | - | - | - | - | - | 3,321 |
| Recreation Passes | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Holiday Lighting | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Amenity Expenditures | \$ 16,725 | \$ 15,557 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 32,282 |
| Total Operations & Maintenance | \$ 47,403 | \$ 33,814 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 81,217 |
| Total Expenditures | \$ 69,774 | \$ 43,080 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 112,854 |
| Excess (Deficiency) of Revenues over Expe | \$ (68,116) | \$ 121,972 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 53,857 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (68,116) | \$ 121,972 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 53,857 |

Wynnfield Lakes

Community Development District

Long Term Debt Report

| Series 2014, Special Assessment Bonds | | |
|---------------------------------------|--------------|------------------------------------|
| Original Bond | | \$7,490,000 |
| Maturity Date: | | 5/1/2036 |
| Reserve Fund Definition | | 50% of Maximum Annual Debt Service |
| Reserve Fund Requirement | | \$259,850 |
| Reserve Fund Balance | | 259,861 |
| | | |
| 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) |
| Less: Principal Payment - 5/1/24 | | (\$300,000) |
| | | |
| Current Bonds Outstanding | | \$4,775,000 |

B.

Wynnfield Lakes
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts -Duval County
Fiscal Year 2025

Gross Assessments \$ 712,523.52 \$ 559,884.96 \$ 1,272,408.48
 Net Assessments \$ 659,084.26 \$ 517,893.59 \$ 1,176,977.84

ON ROLL ASSESSMENTS

allocation in % 56.00% 44.00% 100.00%

| Date | Distribution | Gross Amount | Discount/ (Penalty) | Commission | Property Appraiser | Net Receipts | 2014 | | |
|--------------|----------------|----------------------|------------------------|--------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|
| | | | | | | | O&M Portion | Debt Service | Total |
| 11/06/24 | 10/15-10/31/24 | \$ 3,925.84 | \$ 207.44 | \$ 75.48 | \$ 54.67 | \$ 3,588.25 | \$ 2,009.35 | \$ 1,578.90 | \$ 3,588.25 |
| 11/15/24 | 11/01-11/10/24 | 216,413.85 | 8,656.65 | 4,217.48 | 3,054.02 | 200,485.70 | 112,268.02 | 88,217.68 | 200,485.70 |
| 11/22/24 | 11/11-11/17/24 | 44,981.40 | 1,799.28 | 876.59 | 634.80 | 41,670.73 | 23,334.78 | 18,335.95 | 41,670.73 |
| 11/29/24 | 11/18-11/24/24 | 49,626.57 | 1,985.09 | 967.12 | 700.33 | 45,974.03 | 25,744.55 | 20,229.48 | 45,974.03 |
| TOTAL | | \$ 314,947.66 | \$ 12,648.46 | \$ 6,136.67 | \$ 4,443.82 | \$ 291,718.71 | \$ 163,356.70 | \$ 128,362.01 | \$ 291,718.71 |

| | |
|----------------------|-------------------------------------|
| 24.75% | Percent Collected |
| \$ 957,460.82 | Balance Remaining to Collect |

C.

Wynnfield Lakes
COMMUNITY DEVELOPMENT DISTRICT

Check Register

GENERAL FUND

| <i>Date</i> | <i>check #'s</i> | <i>Amount</i> |
|-----------------|------------------|---------------------|
| 10/1 - 10/31/24 | 4792-4814 | \$69,957.64 |
| 11/1 - 11/30/24 | 4815-4833 | \$39,479.40 |
| TOTAL | | \$109,437.04 |

CAPITAL RESERVE FUND

| <i>Date</i> | <i>check #'s</i> | <i>Amount</i> |
|-----------------|------------------|--------------------|
| 10/1 - 10/31/24 | 79 | \$6,275.00 |
| 11/1 - 11/30/24 | 80-81 | \$12,485.00 |
| TOTAL | | \$18,760.00 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|--|--|--------|----------|--------------|---------|
| 10/07/24 | 00165 | 9/17/24 | 09172024 | 202412 320-57200-49400 | SANTA VISIT 12/13/24 FRED BAKER | * | 400.00 | 400.00 | 004792 |
| 10/07/24 | 00029 | 9/26/24 | 84957412 | 202410 320-57200-41000 | TV/INTERNET 10/4-11/3/24 COMCAST (AUTO PAY) | * | 441.46 | 441.46 | 004793 |
| 10/07/24 | 00237 | 9/23/24 | 24-0473 | 202409 320-53800-34500 | SECURITY 9/14,9/21/24 FIDELITY SECURITY OPERATIONS | * | 2,505.00 | 2,505.00 | 004794 |
| 10/07/24 | 00007 | 10/01/24 | 565 | 202410 310-51300-34000 | OCT 24 - MANAGEMENT FEES | * | 4,484.17 | | |
| | | 10/01/24 | 565 | 202410 310-51300-35100 | OCT 24 - IT | * | 133.33 | | |
| | | 10/01/24 | 565 | 202410 310-51300-49500 | OCT 24 - WEBSITE ADMIN | * | 66.67 | | |
| | | 10/01/24 | 565 | 202410 310-51300-31600 | OCT 24 - DISSEMINATION | * | 99.17 | | |
| | | 10/01/24 | 565 | 202410 310-51300-42500 | OCT 24 - COPIES | * | 31.65 | | |
| | | 10/01/24 | 565 | 202410 310-51300-41000 | OCT 24 - TELEPHONE | * | 5.69 | | |
| | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,820.68 | 004795 |
| 10/07/24 | 00192 | 9/25/24 | 180-0924 | 202409 320-53800-46802 | SEP 24 - GOOSE CONTROL GOOSE MASTERS OF NORTHEAST FLORIDA | * | 1,100.00 | 1,100.00 | 004796 |
| 10/07/24 | 00012 | 9/23/24 | 25236787 | 202409 320-53800-43001 | IRRIG 8/22-9/23/24 | * | 103.82 | | |
| | | 9/23/24 | 25236787 | 202409 320-57200-43100 | ELECTRIC 8/20-9/19/24 | * | 1,057.13 | | |
| | | 9/23/24 | 25236787 | 202409 320-57200-43001 | WATER/SEWER 8/19-9/18/24 | * | 273.85 | | |
| | | | | | JEA (AUTO PAY) | | | 1,434.80 | 004797 |
| 10/07/24 | 00228 | 10/01/24 | 13129562 | 202410 320-57200-46201 | OCT 24 - CHEMICALS POOLSURE | * | 736.04 | 736.04 | 004798 |
| 10/18/24 | 00207 | 8/02/24 | 08022024 | 202408 320-57200-49400 | BALLOONS AND FOAM PARTY ART-Z-FACES | * | 350.00 | 350.00 | 004799 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|--|---|--------|----------|--------------|---------|
| 10/22/24 | 00242 | 9/13/24 | 18587 | 202409 320-57200-46601 | SVC- TENNIS COURT LIGHTS AMERICAN ELECTRIC OF JACKSONVILLE | * | 705.00 | 705.00 | 004800 |
| 10/22/24 | 00237 | 10/07/24 | 24-0501 | 202409 300-20200-10300 | GUARD SVC 9/28/24 | * | 990.00 | | |
| | | 10/07/24 | 24-0501 | 202409 320-53800-34500 | GUARD SVC 10/5/24 FIDELITY SECURITY OPERATIONS | * | 1,296.00 | 2,286.00 | 004801 |
| 10/22/24 | 00001 | 10/01/24 | 175 | 202410 310-51300-54000 | SPECIAL DISTRICT FEE FY25 FLORIDACOMMERCE | * | 175.00 | 175.00 | 004802 |
| 10/22/24 | 00249 | 10/01/24 | 7478 | 202410 320-53800-46100 | OCT 24 - LANDSCAPE MAINT | * | 5,720.23 | | |
| | | 10/14/24 | 7561 | 202409 320-53800-46102 | REPLC VALVE POOL CONTR DM KOEHN LANDSCAPING, INC | * | 545.49 | 6,265.72 | 004803 |
| 10/22/24 | 00222 | 10/16/24 | 10596 | 202409 310-51300-31500 | SEP 24 GENERAL COUNSEL | * | 766.72 | | |
| | | 10/16/24 | 10655 | 202409 310-51300-31500 | SEP 24 - MONTHLY MEETING KVV KILINSKI, VAN WYK, PLLC | * | 1,800.00 | 2,566.72 | 004804 |
| 10/22/24 | 00255 | 10/10/24 | 191961 | 202409 310-51300-31100 | SEP 24 - ENGINEERING FEES MATTHEWS DCCM | * | 1,820.00 | 1,820.00 | 004805 |
| 10/22/24 | 00224 | 10/02/24 | PSI11526 | 202410 320-53800-46800 | OCT 24 LAKE MAINT SOLITUDE LAKE MANAGMENT | * | 772.00 | 772.00 | 004806 |
| 10/22/24 | 00094 | 8/30/24 | 105177 | 202408 320-57200-46900 | REPAIR FITN EQUIP SOUTHEAST FITNESS REPAIR | * | 614.28 | 614.28 | 004807 |
| 10/22/24 | 00189 | 10/22/24 | 10222024 | 202410 320-53800-46101 | OCT 24 REIMB WATER/SEWER | * | 70.00 | | |
| | | 10/22/24 | 10222024 | 202410 320-53800-46101 | OCT 24 REIMB LANDSCAPE MT PETER AND JENNIFER TOWNSEND | * | 42.00 | 112.00 | 004808 |
| 10/22/24 | 00221 | 10/01/24 | 422118 | 202410 320-53800-34400 | OCT 24- FIELD OP MGMT | * | 2,391.67 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # | |
|------------------------------------|-------|-----------------------------------|--|-------------|--------|----------|----------------------------|--------|
| 10/01/24 | | 422118 | 202410 320-57200-34300 | | * | 6,743.75 | | |
| | | OCT 24- | AMENITY MGMT | | | | | |
| 10/01/24 | | 422118 | 202410 320-57200-46700 | | * | 1,020.83 | | |
| | | OCT 24- | FACILITY ATT | | | | | |
| 10/01/24 | | 422118 | 202410 320-57200-46600 | | * | 1,561.67 | | |
| | | OCT 24- | GEN FACILITY MAIN | | | | | |
| 10/01/24 | | 422118 | 202410 320-57200-46200 | | * | 1,251.83 | | |
| | | OCT 24- | POOL MAINT | | | | | |
| 10/01/24 | | 422118 | 202410 320-57200-46201 | | * | 789.17 | | |
| | | OCT 24- | JANITORIAL | | | | | |
| VESTA PROPERTY SERVICES, INC | | | | | | | 13,758.92 | 004809 |
| 10/23/24 | 00246 | 10/03/24 | 55693990 202409 300-15500-10100 | | * | 318.68 | | |
| | | | OBST COURSE FY25 EVENT | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-52000 | | * | 536.35 | | |
| | | | EBLAST SERVICES | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-49400 | | * | 87.99 | | |
| | | | COOLER | | | | | |
| | | 10/03/24 | 55693990 202409 320-53800-46000 | | * | 84.36 | | |
| | | | LOOCKS/HANDEL/JUNC BOX | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-46601 | | * | 49.94 | | |
| | | | SIGNS COURTS | | | | | |
| | | 10/03/24 | 55693990 202409 320-53800-43300 | | * | 234.33 | | |
| | | | MO DUMPSTER CHARGE | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-46601 | | * | 63.66 | | |
| | | | FLAGES/GYM CARABINERS | | | | | |
| | | 10/03/24 | 55693990 202409 320-53800-46000 | | * | 18.99 | | |
| | | | HANDLES CABLE MACHINE | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-52000 | | * | 101.06 | | |
| | | | WIPES | | | | | |
| | | 10/03/24 | 55693990 202409 320-53800-46000 | | * | 415.98 | | |
| | | | SIGNS | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-49400 | | * | 48.97 | | |
| | | | TABLECLOTHS/CANDY | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-51000 | | * | 21.49 | | |
| | | | INK | | | | | |
| | | 10/03/24 | 55693990 202409 300-15500-10100 | | * | 136.19 | | |
| | | | HALLOWEEN STICKERS | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-51000 | | * | 16.90- | | |
| | | | LETTERS FOR BULLETING | | | | | |
| | | 10/03/24 | 55693990 202409 320-57200-51000 | | * | 12.73 | | |
| | | | TAPE | | | | | |
| ELITE CARD PAYMENT CENTER AUTO PAY | | | | | | | 2,113.82 | 004810 |
| 10/24/24 | 00097 | 8/29/24 | 24950 202410 310-51300-45000 | | * | 5,741.00 | | |
| | | | GENERAL LIABILITY FY25 | | | | | |

AP300R
 *** CHECK NOS. 004792-004814

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/23/24
 WYNNFIELD LAKES - GENERAL FUND
 BANK A WYNNFIELD - GENERAL

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------|--------|-----------|------------------------------------|
| 8/29/24 | 24950 | 202410 | 310-51300-45000 | PUBLIC OFFICIALS FY25 | * | 3,224.00 | |
| 8/29/24 | 24950 | 202410 | 320-53800-45000 | PROPERTY INSURANCE FY25 | * | 16,128.00 | |
| | | | | | | | EGIS INSURANCE ADVISORS, LLC |
| | | | | | | 25,093.00 | 004811 |
| 10/24/24 | 00262 | 10/11/24 | 1131 202410 320-57200-46601 | LINE PAINTING REPAINT | * | 554.00 | |
| | | | | | | | EVERLINE COATING & SERVICES |
| | | | | | | 554.00 | 004812 |
| 10/24/24 | 00192 | 10/25/24 | 180-1024 202410 320-53800-46802 | OCT 24 - GOOSE CONTROL | * | 1,100.00 | |
| | | | | | | | GOOSE MASTERS OF NORTHEAST FLORIDA |
| | | | | | | 1,100.00 | 004813 |
| 10/30/24 | 00263 | 10/01/24 | 9702970- 202410 320-53800-43300 | WAST 10/1-10/31/24 | * | 233.20 | |
| | | | | | | | WM CORPORATE SERVICES INC |
| | | | | | | 233.20 | 004814 |
| | | | | | | | TOTAL FOR BANK A |
| | | | | | | 69,957.64 | |
| | | | | | | | TOTAL FOR REGISTER |
| | | | | | | 69,957.64 | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------------|--------|----------|--------------|---------|
| 11/08/24 | 00029 | 10/26/24 | 84957412 | 202411 | 320 | 57200 | 41000 | | TV/INTERNET 11/4-12/3/24 | * | 441.63 | | |
| | | | | | | | | | COMCAST (AUTO PAY) | | | 441.63 | 004815 |
| 11/08/24 | 00237 | 10/21/24 | 24-0517 | 202410 | 320 | 53800 | 34500 | | GUARD SVC 10/12/24 | * | 1,296.00 | | |
| | | 10/21/24 | 24-0517 | 202410 | 320 | 53800 | 34500 | | GUARD SVC 10/19/24 | * | 1,296.00 | | |
| | | | | | | | | | FIDELITY SECURITY OPERATIONS | | | 2,592.00 | 004816 |
| 11/08/24 | 00196 | 10/25/24 | 2750388- | 202410 | 320 | 53800 | 46802 | | PEST CONTROL 10/25/24 | * | 45.00 | | |
| | | | | | | | | | FLORIDA PEST CONTROL & CHEMICAL CO. | | | 45.00 | 004817 |
| 11/08/24 | 00007 | 11/01/24 | 566 | 202411 | 310 | 51300 | 34000 | | NOV 24 - MANAGEMENT FEES | * | 4,484.17 | | |
| | | 11/01/24 | 566 | 202411 | 310 | 51300 | 35100 | | NOV 24 - IT | * | 133.33 | | |
| | | 11/01/24 | 566 | 202411 | 310 | 51300 | 49500 | | NOV 24 - WEBSITE ADMIN | * | 66.67 | | |
| | | 11/01/24 | 566 | 202411 | 310 | 51300 | 31600 | | NOV 24 - DISSEMINATION | * | 99.17 | | |
| | | 11/01/24 | 566 | 202411 | 310 | 51300 | 42500 | | NOV 24 - COPIES | * | 43.35 | | |
| | | 11/01/24 | 566 | 202411 | 310 | 51300 | 41000 | | NOV 24 - TELEPHONE | * | 26.94 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,853.63 | 004818 |
| 11/08/24 | 00012 | 10/18/24 | 25236787 | 202410 | 320 | 53800 | 43001 | | IRRIG 9/23-10/17/24 | * | 288.10 | | |
| | | 10/18/24 | 25236787 | 202410 | 320 | 57200 | 43100 | | ELECTRIC 9/19-10/18/24 | * | 910.18 | | |
| | | 10/18/24 | 25236787 | 202410 | 320 | 57200 | 43001 | | WATER/SEWER 9/18-10/17/24 | * | 435.31 | | |
| | | | | | | | | | JEA (AUTO PAY) | | | 1,633.59 | 004819 |
| 11/08/24 | 00249 | 10/15/24 | 7665 | 202409 | 320 | 53800 | 43400 | | SEP 24 - IRRIG AUDIT REP | * | 800.44 | | |
| | | 11/01/24 | 7666 | 202411 | 320 | 53800 | 46100 | | NOV 24 - LANDSCAPE MAINT | * | 5,720.23 | | |
| | | | | | | | | | DM KOEHN LANDSCAPING, INC | | | 6,520.67 | 004820 |
| 11/08/24 | 00228 | 11/01/24 | 13129562 | 202411 | 320 | 57200 | 46201 | | NOV 24 - CHEMICALS | * | 736.04 | | |
| | | | | | | | | | POOLSURE | | | 736.04 | 004821 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|--|--------|----------|--------------|-----------------|
| 11/08/24 | 00251 | 11/05/24 | 120124 | 202411 | 320 | 57200 | 49400 | | CHRISTMAS ORNAMENTS SHANNON THOMAS | * | 500.00 | 500.00 | 004822 |
| 11/08/24 | 00224 | 11/01/24 | PSI12277 | 202411 | 320 | 53800 | 46800 | | NOV 24 LAKE MAINT SOLITUDE LAKE MANAGMENT | * | 772.00 | 772.00 | 004823 |
| 11/08/24 | 00189 | 11/08/24 | 11082024 | 202411 | 320 | 53800 | 46101 | | NOV 24 REIMB WATER/SEWER 11/08/24 11082024 202411 320-53800-46101 NOV 24 REIMB LANDSCAPE MT PETER AND JENNIFER TOWNSEND | * | 70.00 | 42.00 | 112.00 004824 |
| 11/08/24 | 00263 | 10/25/24 | 9707105- | 202411 | 320 | 53800 | 43300 | | WASTE 11/1-11/30/24 WM CORPORATE SERVICES INC | * | 233.36 | 233.36 | 004825 |
| 11/22/24 | 00237 | 11/04/24 | 24-0540 | 202410 | 320 | 53800 | 34500 | | GUARD SVC 10/26/24 11/04/24 24-0540 202410 320-53800-34500 GUARD SVC 11/01/24 FIDELITY SECURITY OPERATIONS | * | 1,296.00 | 1,296.00 | 2,592.00 004826 |
| 11/22/24 | 00196 | 11/18/24 | 70417224 | 202411 | 320 | 53800 | 46802 | | PEST CONTROL 11/28/24 FLORIDA PEST CONTROL & CHEMICAL CO. | * | 45.00 | 45.00 | 004827 |
| 11/22/24 | 00192 | 11/25/24 | 180-1124 | 202411 | 320 | 53800 | 46802 | | NOV 24 - GOOSE CONTROL GOOSE MASTERS OF NORTHEAST FLORIDA | * | 1,500.00 | 1,500.00 | 004828 |
| 11/22/24 | 00255 | 11/11/24 | 192220 | 202410 | 310 | 51300 | 31100 | | OCT 24 - ENGINEERING FEES MATTHEWS DCCM | * | 1,355.00 | 1,355.00 | 004829 |
| 11/22/24 | 00228 | 12/01/24 | 13129562 | 202412 | 320 | 57200 | 46201 | | DEC 24 - CHEMICALS POOLSURE | * | 736.04 | 736.04 | 004830 |
| 11/22/24 | 00036 | 11/21/24 | UC20611 | 202411 | 310 | 51300 | 60100 | | MEETING ROOM 11/20/24 UNIVERSITY OF NORTH FLORIDA | * | 250.00 | 250.00 | 004831 |
| 11/22/24 | 00221 | 11/01/24 | 422860 | 202411 | 320 | 53800 | 34400 | | NOV 24- FIELD OP MGMT | * | 2,391.67 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------------------------------|-------|--------------|----------|------------------|------|--------|-------|----------|---------------------------|--------|-----------|--------------|---------|
| 11/01/24 | | 422860 | NOV 24- | 202411 | 320- | 57200- | 34300 | | AMENITY MGMT | * | 6,743.75 | | |
| 11/01/24 | | 422860 | NOV 24- | 202411 | 320- | 57200- | 46700 | | FACILITY ATT | * | 1,020.83 | | |
| 11/01/24 | | 422860 | NOV 24- | 202411 | 320- | 57200- | 46600 | | GEN FACILITY MAIN | * | 1,561.67 | | |
| 11/01/24 | | 422860 | NOV 24- | 202411 | 320- | 57200- | 46200 | | POOL MAINT | * | 1,251.83 | | |
| 11/01/24 | | 422860 | NOV 24- | 202411 | 320- | 57200- | 46201 | | JANITORIAL | * | 789.17 | | |
| VESTA PROPERTY SERVICES, INC | | | | | | | | | | | | 13,758.92 | 004832 |
| 11/28/24 | 00246 | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 49400 | | CANDY | * | 84.77 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 52000 | | FILTER FOR WATER DISP | * | 79.95 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 52000 | | PAPER TOWELS | * | 46.64 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 52000 | | FILTER BOTTLE FILLER | * | 94.50 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 53800- | 46000 | | LATCH LOCKS/BRACKETS | * | 92.16 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 51000 | | TAPE/COPY PAPTER | * | 34.48 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 46601 | | HARD WARE POOL REP | * | 27.56 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 51000 | | CALENDAR | * | 53.98 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 46601 | | CABINET LOCKS | * | 15.89 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 46601 | | PIN FOR POOL VAC | * | 17.99 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 51000 | | ROOM SPRAY/LAMINATOR SHEE | * | 17.36 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 46601 | | POOL LIFT CHAIR COVER | * | 162.99 | | |
| | | 11/03/24 | 55693990 | 202410 | 320- | 57200- | 46601 | | TIMER | * | 74.25 | | |
| ELITE CARD PAYMENT CENTER AUTO PAY | | | | | | | | | | | | 802.52 | 004833 |
| TOTAL FOR BANK A | | | | | | | | | | | 39,479.40 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 39,479.40 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-----------------|--------|----------|----------------------------|
| 10/01/24 | 00262 | 9/27/24 1038 | 202409 600-53800-60000 60% HOLIDAY LIGHTING | ILLUMI-NITE LLC | * | 6,275.00 | 6,275.00 000079 |
| TOTAL FOR BANK B | | | | | | 6,275.00 | |
| TOTAL FOR REGISTER | | | | | | 6,275.00 | |

Illumi-Nite, LLC

3333 Monument Rd Apt 810
Jacksonville, FL 32225 USA
jax.illuminate@gmail.com
www.illuminatelighting.com

INVOICE

BILL TO
Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32225
United States

INVOICE 1038
DATE 09/27/2024
TERMS Due on receipt
DUE DATE 09/27/2024

| DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|-------------|------------------|----------------|-----|-----------|--------------------|
| 09/27/2024 | Jellyfish Orders | Costs of goods | 1 | 12,550.00 | 12,550.00 |
| SUBTOTAL | | | | | 12,550.00 |
| TAX | | | | | 0.00 |
| TOTAL | | | | | 12,550.00 |
| BALANCE DUE | | | | | \$12,550.00 |

034.600.53800.60000 \$6,275 50% Holiday lighting



Southern Santa Fred

11967 Lake Fern Dr, Jacksonville, Florida 32258

Sleigh Phone (904)806-0799

Email: southernsantafred@msn.com

Invoice – Confirmation Letter – Event Information

Event Day/Date: December 13, 2024 From: 5:30 pm To: 7:30 pm Sales Rep: _____

Client Name: Wynnfield Lakes CDD Event Name /Santa Visit/ Wynnfield Lakes

Billing Address: 12319 Wynnfield Lakes Dr Jacksonville, FL 32246

Day Phone: 904-565-9385 Evening Phone: 904-565-9385 Fax Phone: _____

Event Contact: Lina Hernandez Event Phone: 904-565-9385

Event Address: same as billing

EVENT DETAILS

| | | | | |
|---|---------|---|--------------|-----------------|
| Rate = \$200.00 per hour | 2 Hours | @ | \$200.00 | \$400.00 |
| | | @ | | |
| * For home or private visits performer(s) will arrive within a +/- 30 minute window of scheduled time due to traffic or other unforeseeable circumstances. A break of ten minutes after each full hour of work is appropriate. A little cool water is always welcome. <i>Gratuities not included.</i> | | | TOTAL | \$400.00 |

CONTRACT INFORMATION

Deposit of: N/A must be received by: Before Dec 13, 2024 payable to Fred Baker

Deposits must be received within five (5) days of date due or may result in the appointment time being released to another party. Contact SouthernSantaFred immediately should you need to adjust the deposit date or make other arrangements.

Balance of: \$400.00 in cash or check is due at end of visit payable to: Fred Baker (Gratuity not included)

- It is both an honor and a privilege to be your Santa Claus this year. I do not regard this appointment as merely a performance. I appreciate the trust you have placed in me, and will do my very best to make you happy that you did.
- If you want Santa to distribute presents, please have them wrapped and waiting at the entrance you want Santa to use so Santa can put them in his Santa sack.
- Please email or phone Santa with the names and ages of all children and the name(s) of any special needs person at least 24 hours in advance.
- Please copy this agreement, Sign one copy and return it with a check Payable to:

Fred Baker
11967 Lake Fern Dr
Jacksonville, FL 32258

- The balance is to be handed to Santa in currency or by check in an envelope at the conclusion of the performance as he exits. However, after the performance, please pay whatever you think the performance was worth, more or less. Please make any check payable to Fred Baker
- If you decide to cancel, please let Santa know as soon as possible. Santa looks forward to being your Santa Claus.
- **PLEASE SAVE SANTA A PARKING SPACE CLOSE TO THE ENTRANCE.**

Thank you! Merry Christmas!!!

09/17/2024

Fred Baker
Ceo - SouthernSantaFred

Date

Customer signature

Date

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 | | \$441.47 |
| EFT Payment - thank you | Sep 18 | -\$441.47 |
| Credits | Page 3 | -\$7.25 |
| Credit balance | | -\$7.25 |
| Regular monthly charges | Page 3 | \$415.15 |
| Taxes, fees and other charges | Page 3 | \$33.56 |
| New charges | | \$448.71 |
| Amount due | | \$441.46 |

← Your bill explained

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

! Thanks for paying by Automatic Payment
 Your automatic payment on Oct 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 business.comcast.com/help or see page 2 for other ways to contact us.

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

Account number **8495 74 120 1711060**
 Automatic payment **Oct 17, 2024**
Please pay \$441.46

Electronic payment will be applied Oct 17, 2024

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

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

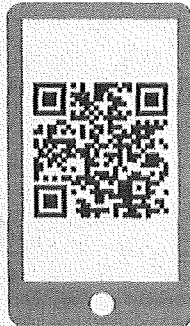
849574120171106000441469

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- 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.

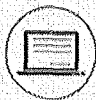


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Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

| | | |
|----------------------------|--------|------------------|
| Credit balance | | -\$7.25 |
| Previous balance | | \$441.47 |
| Payment - thank you | Sep 18 | -\$441.47 |
| Credits | | -\$7.25 |
| RSN Fee - Adjustment | Sep 24 | -\$7.25 |

| | | |
|--------------------------------|--|-----------------|
| Regular monthly charges | | \$415.15 |
| Comcast Business | | \$314.80 |
| TV Standard | | \$99.95 |
| Business Video. | | |
| Business Internet 150 | | \$259.95 |
| Service Discount | | -\$120.00 |
| Static IP - 1 | | \$24.95 |
| Mobility Voice Line | | \$44.95 |
| Business Voice. | | |
| 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 |
| Voice Network Investment | | \$6.00 |
| Broadcast TV Fee | | \$34.00 |
| Regional Sports Fee | | \$11.50 |

| | | |
|--------------------------------------|--|----------------|
| Taxes, fees and other charges | | \$33.56 |
| Other charges | | \$4.68 |
| Regulatory Cost Recovery | | \$2.62 |
| Federal Universal Service Fund | | \$2.06 |

| | | |
|------------------------------------|--|----------------|
| Taxes & government fees | | \$28.88 |
| State Communications Services Tax | | \$15.75 |
| Local Communications Services Tax | | \$12.73 |
| 911 Fees | | \$0.40 |

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
-  **TV:** Keep your employees informed and customers entertained
-  **Voice Numbers:** (904)565-9385

Visit business.comcast.com/myaccount for more details

You've saved \$120.00 this month with your service discount.

Additional information

Billing Update: This bill includes an RSN fee credit for your local Bally Sports network(s) being unavailable, and a credit for your Bally Sports network(s) subscription being unavailable, if applicable.

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.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

TV Update: Effective November 19, 2024, INSP HD channel 1431 will move from the Sports Entertainment Package to Standard. INSP SD will no longer be available. An X1 TV Box will be required to view INSP HD.

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 Phillips Hwy Ste 12
Jacksonville, FL 32256

admin@FSOFL.com
+1 (904) 770-5111
https://fsofl.com/



Bill to

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.: 24-0473
Terms: Net 30
Invoice date: 09/23/2024
Due date: 10/20/2024

APPROVED

By lihernandez at 3:29 pm, Oct 03, 2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--------------------|-------------------------------------|-----|---------|----------|
| 1. | | ‡ Unarmed Officer | Hours of Guard Service for the Week | 40 | \$23.00 | \$920.00 |
| 2. | 0 | ‡ Unarmed Officer | Hours of Guard Service for the Week | 40 | \$23.00 | \$920.00 |
| 3. | | ‡ Patrol Service | # of Patrols Completed in the Week | 10 | \$35.00 | \$350.00 |
| 4. | | ‡ Patrol Service | # of Patrols Completed in the Week | 9 | \$35.00 | \$315.00 |

Total

\$2,505.00

Ways to pay



View and pay

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 565**Invoice Date:** 10/1/24**Due Date:** 10/1/24**Case:****P.O. Number:****Bill To:**Wynnfield Lakes CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|-------------------|
| Management Fees - October 2024 | 371 | 4,484.17 | 4,484.17 |
| Information Technology - October 2024 | 331 | 133.33 | 133.33 |
| Website Maintenance- October 2024 | 470 | 66.67 | 66.67 |
| Dissemination Agent Services - October 2024 | 316 | 99.17 | 99.17 |
| Copies | 126 | 31.65 | 31.65 |
| Telephone | 710 | 5.69 | 5.69 |
| Total | | | \$4,820.68 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$4,820.68 |

Goose Masters of Northeast Florida, LLC
 1820 State Rd. 13 N Ste-11-46
 Saint Johns, FL 32259
 (904) 806-0620



INVOICE # 180-0924
 DATE: September 25, 2024

| BILL TO: | SHIP TO: | PO/CONTRACT #: |
|--|---|----------------|
| Vesta Property Services c/o Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 lihernandez@vestapropertyservices.com Lina Hernandez tcessna@gmssf.com Tizianna Cessna | Wynnfield Lakes CDD Jacksonville, FL | |

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|--------------|------------------------|------------|----------|
| Week Ending: | Goose Control Services | | |
| 09/07/24 | | \$275.00 | \$275.00 |
| 09/14/24 | | \$275.00 | \$275.00 |
| 09/21/24 | | \$275.00 | \$275.00 |
| 09/28/24 | | \$275.00 | \$275.00 |

APPROVED
 By lihernandez at 2:02 pm, Sep 25, 2024

| | |
|------------------|-------------------|
| SUBTOTAL | \$1,100.00 |
| SALES TAX | n/a |
| TOTAL DUE | \$1,100.00 |

Thank you for your business!

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

WYNNFIELD LAKES

UTILITY SCHEDULE
FY 2024

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

Vendor #12

| 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 | \$795.70 | \$737.32 | \$749.68 | \$746.54 | \$860.69 | \$915.04 | \$941.52 | \$884.28 | \$10,092.50 |
| Electric | 2523678745 | 1397 Wynnfield Lakes Dr-Apt SG | 89005442 | \$125.22 | \$177.10 | \$182.77 | \$208.89 | \$186.21 | \$176.30 | \$174.51 | \$171.12 | \$171.11 | \$185.22 | \$43.77 | \$172.85 | \$1,975.07 |
| Electric Total | | | | \$981.24 | \$994.47 | \$1,007.80 | \$1,172.20 | \$981.91 | \$913.62 | \$924.19 | \$917.66 | \$1,031.80 | \$1,100.26 | \$985.29 | \$1,057.13 | \$12,067.57 |

| 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 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$1,245.84 |
| Irrigation | 836681178 | 12510 Diamond Springs Dr | 68899001 | | (\$57.96) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$57.96) |
| Irrigation Total | | | | \$103.82 | \$45.86 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$1,187.88 |

| 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 | \$146.61 | \$225.59 | \$232.17 | \$350.64 | \$396.71 | \$317.73 | \$350.64 | \$199.26 | \$3,417.89 |
| Water | 2523678745 | 12319 Wynnfield Lakes Dr | 76259417 | \$146.46 | \$158.89 | \$59.27 | \$51.60 | \$59.27 | \$82.26 | \$84.17 | \$118.66 | \$132.07 | \$109.08 | \$118.66 | \$74.59 | \$1,194.00 |
| Water/Sewer Total | | | | \$589.27 | \$647.75 | \$205.88 | \$171.88 | \$205.88 | \$307.85 | \$316.34 | \$469.30 | \$528.78 | \$426.81 | \$469.30 | \$273.85 | \$4,611.89 |

| | | | | | | | | | | | | | | | | |
|--------------------|--|--|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| GRAND TOTAL | | | | \$1,673.33 | \$1,688.08 | \$1,317.50 | \$1,447.90 | \$1,291.61 | \$1,325.29 | \$1,344.35 | \$1,490.78 | \$1,664.40 | \$1,630.89 | \$1,558.41 | \$1,434.80 | \$17,867.34 |
|--------------------|--|--|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|

| | | | | | | | | | | | | | | | | |
|--------------|---------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|------------|
| Irrigation | 001-320-53800-43001 | | \$103.82 | \$45.86 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$103.82 | \$1,187.88 |
| Electric | 001-320-57200-43100 | | \$981.24 | \$994.47 | \$1,007.80 | \$1,172.20 | \$981.91 | \$913.62 | \$924.19 | \$917.66 | \$1,031.80 | \$1,100.26 | \$985.29 | \$1,057.13 | \$12,067.57 | |
| Water/Sewer | 001-320-57200-43001 | | \$589.27 | \$647.75 | \$205.88 | \$171.88 | \$205.88 | \$307.85 | \$316.34 | \$469.30 | \$528.78 | \$426.81 | \$469.30 | \$273.85 | \$4,611.89 | |
| Total | | | \$1,673.33 | \$1,688.08 | \$1,317.50 | \$1,447.90 | \$1,291.61 | \$1,325.29 | \$1,344.35 | \$1,490.78 | \$1,664.40 | \$1,630.89 | \$1,558.41 | \$1,434.80 | \$17,867.34 | |



225 N. Pearl St.
 Jacksonville, FL
 32202-4513

WYNNFIELD LAKES CDD

Phone: (904) 665-6000 Online: jea.com

| | |
|-----------------------|--|
| Account #: 2523678745 | Amount Due \$1,434.80 Do not pay. AutoPay will process your payment on 10/15/24. |
| Bill Date: 09/23/24 | |
| Cycle: 18 | |

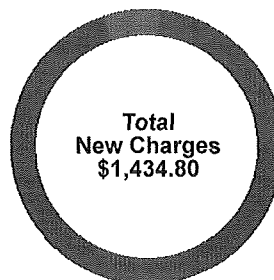
TOTAL SUMMARY OF CHARGES

| | | |
|--------------------------------|-----------|-----------------|
| Electric | \$ | 1,057.13 |
| Water | | 74.59 |
| Sewer | | 199.26 |
| Irrigation | | 103.82 |
| Total New Charges | \$ | 1,434.80 |

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

| | | |
|----------------------------------|----|-----------|
| Previous Balance | \$ | 1,558.41 |
| Payment(s) Received | | -1,558.41 |
| Balance Before New Charges | | 0.00 |
| New Charges | | 1,434.80 |

Do not pay. AutoPay will process your payment on 10/15/24. \$ **1,434.80**



- Electric \$1,057.13
- Water \$74.59
- Sewer \$199.26
- Irrigation \$103.82

MESSAGES



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



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

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →

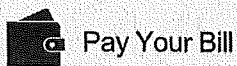


- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

| | |
|--|----------------------------|
| Acct #: 2523678745 | Bill Date: 09/23/24 |
| Do not pay. AutoPay will process your payment on 10/15/24. | TOTAL AMOUNT PAID |
| \$1,434.80 | |

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

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill

Stay storm-ready.

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.




Scan to explore our Storm Center.

Manage your services your way.

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.

Scan to learn more.



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 email 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 services 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.

ADDRESS CORRECTION

Account # 2523678745

Tel: [grid]

Address: [grid]

City: [grid] State: [grid] Zip Code: [grid]

E-mail: [grid]



WYNNFIELD LAKES CDD

Account #: 2523678745 Bill Date: 09/23/24 Cycle: 18

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 08/20/24 - 09/19/24 Reading Date: 09/19/24
 Service Point: Commercial - Electric

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Constant | Consumption |
|--------------|-------------|-----------------|--------------|----------------|-------------|
| 22508695 | 30 | 41035 | Regular | 1 | 8228 KWH |
| 22508695 | 30 | 23.34 | Regular | 1 | 23.34 KW |

Basic Monthly Charge \$ 21.00
 Energy Charge (\$0.06276 per kWh) 516.39
 Tax Exempt Fuel Cost (\$0.03131 per kWh) 257.62
 Taxable Fuel Cost (\$0.00511 per kWh) 42.05
 City of Jacksonville Franchise Fee 25.11
 Gross Receipts Tax 22.11

Total Current Electric Charges \$ 884.28

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 08/19/24 - 09/18/24 Reading Date: 09/18/24
 Service Point: Commercial - Water/Sewer

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 83715247 | 30 | 2310 | Regular | 1 | 22000 GAL |

Basic Monthly Charge \$ 31.50
 Water Consumption Charge 40.92
 City of Jacksonville Franchise Fee 2.17

Total Current Water Charges \$ 74.59

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 08/19/24 - 09/18/24 Reading Date: 09/18/24
 Service Point: Commercial - Water/Sewer

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 83715247 | 30 | 2310 | Regular | 1 | 22000 GAL |

Basic Monthly Charge \$ 52.88
 Sewer Usage Charge 140.58
 City of Jacksonville Franchise Fee 5.80

Total Current Sewer Charges \$ 199.26

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 08/22/24 - 09/23/24 Reading Date: 09/23/24
 Service Point: Irrigation 1 - Commercial

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 74759726 | 32 | 32784 | Regular | 2 | 0 GAL |

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

Total Current Irrigation Charges \$ 103.82

ELECTRIC SERVICE

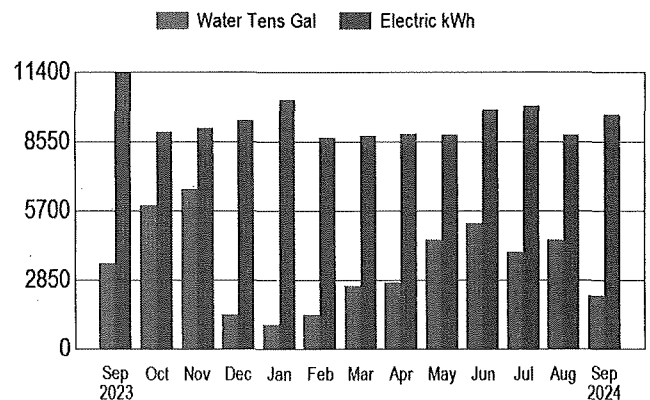
Billing Rate: General Service
 Service Address: 12397 WYNNFIELD LAKES DR APT SG01
 Service Period: 08/20/24 - 09/19/24 Reading Date: 09/19/24
 Service Point: Commercial - Electric

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Constant | Consumption |
|--------------|-------------|-----------------|--------------|----------------|-------------|
| 24081122 | 30 | 49040 | Regular | 1 | 1438 KWH |

Basic Monthly Charge \$ 21.00
 Energy Charge (\$0.06276 per kWh) 90.25
 Tax Exempt Fuel Cost (\$0.03131 per kWh) 45.02
 Taxable Fuel Cost (\$0.00511 per kWh) 7.35
 City of Jacksonville Franchise Fee 4.91
 Gross Receipts Tax 4.32

Total Current Electric Charges \$ 172.85

CONSUMPTION HISTORY



| | 1 Year Ago | Last Month | This Month | Average Daily |
|--------------------|------------|------------|------------|---------------|
| Total kWh Used | 11,396 | 8,802 | 9,666 | 322 |
| Total Gallons Used | 35,000 | 45,000 | 22,000 | 733 |



Invoice

Date
Invoice#

10/1/2024
131295625018

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

| | |
|----------|------------|
| Terms | Net 20 |
| Due Date | 10/21/2024 |
| PO # | |

| Bill To |
|---|
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246 |

| Ship To |
|---|
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246 |

| Item | Description | Qty | Units | Amount |
|--------------|--|-----|-------|----------|
| WM-CHEM-BASE | Water Management Seasonal Billing Rate | 1 | ea | \$736.04 |

| | |
|-----------------|----------|
| Subtotal | \$736.04 |
| Tax | \$0.00 |
| Total | \$736.04 |

| | |
|-----------------------------------|----------|
| Amount Paid/Credit Applied | \$0.00 |
| Balance Due | \$736.04 |

APPROVED
By lihernandez at 2:10 pm, Sep 23, 2024



131295625018

Poolsure Standard Terms & Conditions

1. These Standard Terms & Conditions govern the relationship between Poolsure and the other party (the "Customer") to the Estimate, Work Order, or similar document ("Work Authorization") to which these Standard Terms & Conditions are attached. As herein, (i) the term "Equipment" means any and all controllers, tanks, or other equipment sold, leased, or otherwise provided to Customer by Poolsure, if any; (ii) the term "Chemicals" means any and all chemicals provided by Poolsure to the Customer to maintain the chlorine, pH, alkalinity levels, calcium and cyanuric acid levels, and other water chemistry of Customer's swimming pools and other bodies of water (collectively, "Pools"), if any, and (iii) the term "Services" means any and all services furnished by Poolsure to Customer, including but not limited to maintenance and repair services, if any. The specific Equipment, Chemicals, and Services, and the terms upon which Poolsure agrees to provide the same to Customer are included on the Work Authorization. The provision of Equipment, Chemicals, and/or Services by Poolsure to Customer is referred to herein as the "Work". Poolsure agrees to perform the Work as described in the Work Authorization, and Customer agrees to provide Poolsure reasonable access to the area(s) where Work is to be performed.

2. **Leased Equipment.** All leased Equipment (and any replacement thereof), shall remain the sole property of Poolsure, and shall be returned to Poolsure at the end of the lease term in good working condition, reasonable wear and tear excepted. If the leased Equipment is not returned within 60 days of the expiration of the lease term, then Customer agrees to pay Poolsure an amount equal to the then current purchase price of each piece of the leased Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Poolsure. All leased Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Poolsure. At Customer's sole cost and expense, Customer shall (a) protect and defend Poolsure's ownership of and title to the leased Equipment from and against all persons claiming against or through Customer, (b) at all times keep the leased Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Poolsure immediate written notice of any matter described in this sentence, and (d) cooperate with Poolsure to promptly remove any encumbrance described in this sentence. Customer shall keep the leased Equipment at the approved delivery and storage location and shall not remove them or allow any of the leased Equipment to be removed without Poolsure's prior, written consent, unless otherwise noted on the Work Authorization.

3. **Water Chemistry and Maintenance of Equipment.** Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Poolsure having agreed to provide the Chemicals and/or Equipment as a tool to assist Customer in connection therewith, as applicable. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Poolsure of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced. Poolsure's sole responsibility hereunder is to supply Chemicals, sell and/or lease the Equipment, and/or to repair such Equipment as expressly requested by Customer and agreed to by Poolsure; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate Pools, and/or utilize the Equipment or Chemicals as required by applicable law. Any leased Equipment and feed system may only be used to feed approved chemicals provided by Poolsure. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of leased Equipment. Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Poolsure is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law. In the event the leased Equipment is damaged, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer's officers, employees, agents, contractors (other than Poolsure) or invitees, to the extent such damage is not covered by any warranties or insurance, Poolsure may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Poolsure immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law, if less) and reasonable attorneys' fees and costs incurred by Poolsure in collecting such amount from Customer. Any work so performed by Poolsure shall not deprive Poolsure of any of its rights, remedies, or actions against Customer for such damage.

4. **Payment to Poolsure.** In consideration of the Work to be performed by Poolsure, Customer agrees to pay Poolsure, without reduction or set-off, the fees set forth in the Work Authorization. If payment in full is not received timely, then interest shall accrue on such unpaid amounts from the applicable due date until paid in full at the lesser of one and one-half percent (1.50%) per month and the maximum monthly interest rate permitted to be charged by law. Any pricing provided in the Work Authorization may be adjusted by Poolsure upon thirty (30) days prior written notice to Customer.

5. **Warranties by Poolsure.** All Services performed by Poolsure will be provided in a good and workmanlike manner; provided that Poolsure makes no warranty with respect to any 3rd party lab testing utilized by Poolsure. Customer's sole remedy with respect to the warranty provided on Services is the reperformance of the Services by Poolsure. Poolsure makes no warranty with respect to the Chemicals or the Equipment, but Poolsure will assign or "pass-through" any manufacturer or 3rd party laboratory warranties to the extent the same may be assigned to Customer. POOLSURE SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THE WORK AUTHORIZATION IN THEIR "AS IS" CONDITION. EXCEPT AS SET FORTH IN THIS SECTION, POOLSURE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE SERVICES, CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. POOLSURE SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES SUFFERED BY CUSTOMER OR BY ANY OTHER PERSON FOR, AND CUSTOMER EXPRESSLY WAIVES ANY RIGHT TO HOLD POOLSURE LIABLE HEREUNDER FOR, ANY CLAIMS, DEMANDS AND LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF SERVICES OR THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION OF THE CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT LIMITATION, INJURY TO PERSONS OR PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. Poolsure is not the manufacturer of the Equipment or Chemicals, or the manufacturer's agent.

6. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD POOLSURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THE WORK AUTHORIZATION OR THESE STANDARD TERMS & CONDITIONS; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES, INCLUDING BUT NOT LIMITED TO CUSTOMER'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF POOLSURE, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER, ITS OFFICERS, AGENTS, MANAGERS, CONTRACTORS EMPLOYEES AND/OR INVITEES. IN NO EVENT SHALL POOLSURE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THE WORK AUTHORIZATION, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

NOTWITHSTANDING THE FOREGOING, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF POOLSURE IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST POOLSURE FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF POOLSURE, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO POOLSURE'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES POOLSURE FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM POOLSURE'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

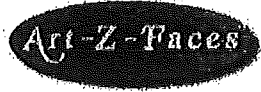
To the extent there is any conflict between the terms of this Section and the terms of any other agreement entered into between Poolsure and Customer, the terms of this Section shall control.

7. **Customer Event of Default.** The occurrence of any of the following shall constitute an event of default by Customer (a "Customer Event of Default"): (a) Customer fails to timely pay any payment when due to Poolsure; (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of any leased Equipment or any items thereof, except as expressly permitted herein; (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising hereunder and such failure continues for a period of fifteen (15) days after written notice thereof by Poolsure; (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it. In any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation.

8. **Remedies Upon Customer Event of Default.** Upon the occurrence of any Customer Event of Default, Poolsure may at its option do any or all of the following: (a) By written notice to Customer, immediately terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals. As a result of the termination, Poolsure may enter upon Customer's property and remove any leased Equipment without liability of any kind or nature for so doing, or Poolsure may demand that Customer remove and return the leased Equipment, all at Customer's sole cost and expense; or (b) Exercise any other right or remedy which may be available to Poolsure under any applicable law or proceed by appropriate court action, without affecting Poolsure's title or right to possession of the leased Equipment, to enforce the terms hereof or to recover damages from the Customer Event of Default or to terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals.

9. **Insurance.** Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all losses and the use, operation, and replacement of the leased Equipment and/or Chemicals. Upon written request by Poolsure, Poolsure shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer, and Customer shall deliver a certificate of insurance or other reasonable documentation to Poolsure within ten (10) days of such request.

10. **Miscellaneous.** The Work Authorization and these Standard Terms & Conditions and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Texas, excluding its conflicts of laws provisions, and in the event of a dispute arising under or in connection with the Work Authorization or these Standard Terms & Conditions, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Harris County, Texas, and agree that venue is proper and convenient in such forum. Poolsure shall not be liable for default in the performance or discharge of any duty or obligation under the Work Authorization or these Standard Terms & Conditions, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Poolsure's reasonable control. The Work Authorization may be signed in multiple counterparts (including electronically), each of which will be considered an original and all of which together will constitute a whole. The failure of either party to enforce any of the rights given to it under the Work Authorization or these Standard Terms & Conditions shall not be construed as a waiver of the right of such party to exercise any such right as to any subsequent violations of the Work Authorization and these Standard Terms & Conditions. Except as specifically set forth herein, neither party shall assign the Work Authorization or its rights or obligations thereunder without the prior written consent of the other party. The Work Authorization and these Standard Terms & Conditions shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and permitted assigns. The Work Authorization and these Standard Terms & Conditions constitute the entire agreement between the parties with respect to the matters set forth herein. Any change, addition, deletion or other modification to the Work Authorization and these Standard Terms & Conditions shall be null and void unless in writing and signed by both parties. All notices required to be provided in writing hereunder shall be sent to the party in question at its address set forth on the Work Authorization, by hand delivery or international delivery service, return receipt requested. In the event of any controversy, claim or dispute between the parties hereto, arising out of or relating to the Work Authorization or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs. The provisions of these Standard Terms & Conditions which by their nature require some action or forbearance after termination of the Work Authorization or completion of the Work (including but not limited to those related to indemnities) shall survive and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.



Art-Z-Faces
 Painting The World, One Face At A Time!
 1760 Shadowood Lane, Suite 402
 Jacksonville, FL 32207

Performance Agreement

This is a Performance Agreement between Art-Z-Faces, Inc ("ArtZFaces") and:

Lina Hernandez
 Wynnfield Lakes CDD ("Client")
 12337 Wynnfield Lakes Dr Jacksonville, FL 32246
 (904) 885-8832
 Email: Llhernandez@vestapropertyservices.com Web:

ArtZFaces will provide services at the following time and location:

Aug 2, 2024 - Friday, 5:30pm to 7:30pm
 12337 Wynnfield Lakes Dr, In Jacksonville, FL 32246

ArtZFaces will provide:

| <i>Item</i> | <i>Qty/Hours</i> | <i>Rate</i> | <i>Subtotal</i> |
|---------------------------------|------------------|-------------|-----------------|
| Balloon Artist | 2.00 | \$175.00 | \$350.00 |
| Balloons for us with Foam Party | | | |

Notes:

Fee Info:

Client will provide a total of \$350.00. A non-refundable deposit of \$100.00 (to secure the date) is due by July 11, 2024, the balance is due by Aug 2, 2024 and paid through this event link. Please DO NOT pay the artist directly.

Payment Summary
Total: \$350.00

320.57200.49400

Please read notes & conditions before signing off this contract.

Notes & Conditions Of This Agreement:

- Art-Z-Faces Entertainment will provide professional grade supplies and materials, and all tools & equipment necessary to provide these services.
- CLIENT RESPONSIBILITIES: Client is responsible for providing a WELL LIT 6' by 6' level working area with tables, chairs. For an OUTDOOR event the client agrees to provide the artist with adequate shelter from the sun/wind/rain. The client understands that trees do not provide adequate shelter from the elements.
- CONTRACT DURATION: Your artist will arrive approximately 20 minutes prior to the start time indicated on the contract. The Clock starts to run at the time indicated on the contract. Please be prepared for your artist when they arrive so that no time is wasted. Your artist will stop painting at the time indicated on the contract unless extra time blocks have been agreed upon. * Be sure that you book enough time to have all of your guests painted to avoid disappointment or you will have unhappy guests! * Additional blocks of time may be purchased the day of your event IF our schedule allows it but please keep in mind that our calendar is unpredictable so if you think you will need more time it is best to book it now.

- CORONAVIRUS: By signing this contract, the client has agreed to host event, with full understanding the current Coronavirus pandemic. It is the client's responsibility to be aware of any current local, city, state, and national guidelines pertaining to gatherings and Covid. It is the client's responsibility to ensure event attendees follow local and CDC guidelines for social distancing, masks, hand washing etc. The client assumes all risk and hazards incidental to the activities of this event, and release, absolve and hold harmless Art-Z-Faces, Inc and all its respective officers, agents, and representatives from any and all liability for injuries to attendees arising out of participating in this event.

- CANCELLATION: All events are "RAIN OR SHINE" unless otherwise noted in contract. The client is responsible for providing an alternate indoor location in the event of inclement weather. The client agrees to pay the full amount contracted once the Provider has arrived at the event location, even if Provider cannot perform due to inclement weather.

* Cancellation of the engagement by the client for any reason shall forfeit the deposit.

* Cancellation: payment of the full amount of contract is due to the provider unless notice of cancellation is made a minimum of 7 days prior to the event date.

* Rescheduling: If the client needs to reschedule the event the client will need to pay another deposit.

* If the Provider or the client must cancel the engagement due to an Act of God, "Force Majeure", riot, strike, epidemic, or by the order of any public authority, this contract shall become null and void, all deposit and balance payments shall be refunded, and both parties shall have no further legal recourse against each other.

* Art-Z-Faces, Inc reserves the right to withdraw from an event due to unforeseen circumstances, such as accident or emergency, illness, or extreme weather conditions. In the rare event that the provider has to cancel this agreement any monies paid to the provider shall be refunded to the client within 3 business days.

- PAYMENT: Deposit is due within 3 days of booking your event, to reserve your requested date and time. Artists will not be booked without an approved agreement AND deposit. All deposits are non-refundable unless otherwise indicated in contract. * Balance is payable to Art-Z-Faces, Inc within 24 hours of event completion.

* PayPal 48 hrs prior to the event artzfacesjax@gmail.com

* Credit Card 48 hrs prior to the event via phone

* Checks/Money Orders must be received prior to the event

* No Personal Checks will be accepted unless otherwise discussed

* ARTIST IS NOT PERMITTED TO RECEIVE BALANCE DUE, unless otherwise agreed upon.

* Payment of the deposit by you the client, indicates that you have read, understand and accept the above conditions of this agreement. Payment of the deposit also indicates that you accept the event information to be correct and accurate.

As agreed

Approved

Whitney Myers, Owner/Primary Artist
Art-Z-Faces, Inc

Jul 12, 2024

Date

Lina Hernandez

fingerprint: 60.193.180.46::1720808081

Lina Hernandez
Wynnfield Lakes CDD

Jul 12, 2024

Date

ID: 4232

Alexandra Salisbury

From: Tiziana Cessna
Sent: Friday, October 18, 2024 1:31 PM
To: Alexandra Salisbury
Subject: FW: Art Z Faces check#4735
Attachments: CHK-INV ck 004735 07-23-24 GF.pdf

Hi Alex,
Can you void the ck#4735 and reissue again today? Thanks

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Friday, October 18, 2024 12:19 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: RE: Art Z Faces check#4735

They lost the check.

Lina Hernandez
General Manager



Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246
P: 904-565-9385

www.VestaPropertyServices.com

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From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Friday, October 18, 2024 10:59 AM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: RE: Art Z Faces check#4735

Deposit the check

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Friday, October 18, 2024 10:54 AM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Re: Art Z Faces check#4735

Ok they finally got back to me and said the check was missplaced. What can we do?

Thank you Tiziana!!

Lina Hernandez
General Manager



Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246
P: 904-565-9385
www.VestaPropertyServices.com

From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Friday, October 18, 2024 10:40:14 AM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: RE: Art Z Faces check#4735

No it is still outstanding

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Friday, October 18, 2024 10:28 AM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: RE: Art Z Faces check#4735

Hi Tiziana,

Did they deposit the check?

Thank you!!

Lina Hernandez
General Manager



Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246
P: 904-565-9385

www.VestaPropertyServices.com

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From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Tuesday, October 1, 2024 12:29 PM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: Art Z Faces check#4735

Hi Lina,
This check has not been deposited yet. Is that correct?

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



American Electric of Jacksonville, Inc.

8751 Atlantic Blvd,
 Jacksonville,
 FL 32211

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 9/13/2024 | 18587 |

| |
|---|
| Bill To |
| Wynnfield Lakes 12319 Wynnfield Lakes Dr Jacksonville, FL 32246 |

| | |
|----------|-------|
| P.O. No. | Terms |
| | C.O.D |

| Quantity | Description | Rate | Amount |
|----------|---|-------------------------|-----------------|
| | Service fee | 75.00 | 75.00 |
| | Service on 09/11/24 & 09/12/24 Wesley & Michiah onsite. | 600.00 | 600.00 |
| | Material | 30.00 | 30.00 |
| | Troubleshoot tennis court lights. Found bad contractor. Replaced contractor. Troubleshoot parking lot lighting Found bad bulb. Changed out bulb. Complete. Thank you. We sincerely appreciate your business. | 001.320.57200.46601 | |
| | | Total | \$705.00 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$705.00 |

| |
|--------------|
| Phone # |
| 904-721-4044 |

| |
|--------------------|
| E-mail |
| RScott@acofjax.com |

INVOICE

Fidelity Security Operations
8081 Phillips Hwy Ste 12
Jacksonville, FL 32256

admin@FSOFL.com
+1 (904) 770-5111
https://fsofl.com/



Bill to

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.: 24-0501
Terms: Net 30
Invoice date: 10/07/2024
Due date: 11/06/2024

APPROVED
By lihernandez at 1:06 pm, Oct 21, 2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|------------------------|---|-----|---------|------------|
| 1. | | Unarmed Officer | Hours of Guard Service for the Week | 40 | \$23.00 | \$920.00 |
| 2. | † | Unarmed Officer | Hours of Guard Service for the Week - New Schedule Started | 48 | \$27.00 | \$1,296.00 |
| 3. | | Patrol Service | # of Patrols Completed in the Week - End of Patrol Service effective 09/24/2024 | 2 | \$35.00 | \$70.00 |

Total \$2,286.00

Ways to pay



Pay invoice

001.300.20200.10300 \$990 guard service 9/28/24
001.320.53800.34500 \$1296 guard service 10/5/24

View invoice online

Scan code or go to the link below to view the invoice online
[View invoice](#)

FloridaCommerce, Special District Accountability Program

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | | |
|--------------------------|----------------------|----------------------|------------------|--|
| Invoice Date: 10/01/2024 | | | | Invoice No: 90848 |
| Annual Fee: \$175.00 | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2024: \$175.00 |

STEP 1: Review the following profile and make any needed changes.

Special District's Name, Registered Agent's Name and Registered Office Address:

002013

Wynnfield Lakes Community Development District

Mr. Daniel Laughlin

475 West Town Place, Suite 114

St. Augustine, Florida 32092



- . Telephone: 904-940-5850 Ext:
- . Fax: 904-940-5899
- . Email: dlaughlin@gmsnf.com
- . Status: Independent
- . Governing Body: Elected
- . Website Address: www.wynnfieldlakescdd.com
- . County(ies): Duval
- . Special Purpose(s): Community Development
- 0. Boundary Map on File: 08/08/2005
- 1. Creation Document on File: 08/08/2005
- 2. Date Established: 08/01/2005
- 3. Creation Method: Local Ordinance
- 4. Local Governing Authority: City of Jacksonville
- 5. Creation Document(s): City Ordinance 2005-580-E
- 6. Statutory Authority: Chapter 190, Florida Statutes
- 7. Authority to Issue Bonds: Yes
- 8. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *D. Laughlin* Date 10/11/24

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By Initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



1872 Everlee Road
Jacksonville, FL 32216

www.koehnoutdoor.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 10/14/24 | 7561 |
| Terms | Due Date |
| Net 30 | 11/13/24 |

| 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 |
|------------|----------|
| \$545.49 | 595.99 |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|---|------------|-----------|-----------|------------|
| | | | \$545.49 | \$0.00 | \$545.49 |
| | #6168 - 19 September 2024 - Replace 2" valve on Pool Controller i | | | | |
| | Pool controller, stuck valve in grass area East of pool, rotors | | | | |
| | <i>Irrigation Repair</i> | | \$545.49 | \$0.00 | \$545.49 |
| | Total | | \$545.49 | \$0.00 | \$545.49 |

APPROVED
By lihernandez at 1:08 pm, Oct 21, 2024

001.320.53800.46102



1872 Everlee Road
Jacksonville, FL 32216

www.koehnoutdoor.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 10/01/24 | 7478 |
| Terms | Due Date |
| Net 30 | 10/31/24 |

| BILL TO |
|--|
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive |

| PROPERTY |
|--|
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive |

| Amount Due | Enclosed |
|------------|----------|
| \$5,720.23 | 5,720.23 |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|--------------|-----------------------------------|------------|------------|-----------|------------|
| | October 2024 Landscape Management | | \$5,720.23 | \$0.00 | \$5,720.23 |
| | October 2024 Landscape Manag | | \$5,720.23 | \$0.00 | \$5,720.23 |
| Total | | | \$5,720.23 | \$0.00 | \$5,720.23 |

APPROVED

By lihernandez at 3:30 pm, Oct 03, 2024

001.320.53800.46100



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 10596
Date: 10/16/2024
Due On: 11/15/2024

Wynnfield Lakes CDD - 01 General

| Type | Attorney | Date | Notes | Quantity | Rate | Total |
|---------|----------|------------|---|----------|--------------|-----------------|
| Service | MGH | 09/04/2024 | Review draft agenda for September 18, 2024 Board meeting and note legal follow-up items. | 0.20 | \$260.00 | \$52.00 |
| Service | MGH | 09/06/2024 | Prepare resolution adopting amended Disciplinary Rule for Board consideration following public hearing on same. | 0.80 | \$260.00 | \$208.00 |
| Service | MGH | 09/09/2024 | Correspond with District staff regarding agenda items for upcoming Board meeting; confirm no Board comments were received on draft suspension and termination of access policy. | 0.20 | \$260.00 | \$52.00 |
| Service | LG | 09/12/2024 | Review agenda and prepare for meeting. | 0.30 | \$280.00 | \$84.00 |
| Service | LG | 09/18/2024 | Confer with Henley regarding options for erosion repair project. | 0.60 | \$280.00 | \$168.00 |
| Expense | RB | 09/18/2024 | Travel: Mileage MGH | 16.00 | \$0.67 | \$10.72 |
| Service | MGH | 09/19/2024 | Compile amended Amenity Policies to incorporate approved Disciplinary Rule and distribute same for District website. | 0.20 | \$260.00 | \$52.00 |
| Service | LG | 09/30/2024 | Prepare addendum authorizing new Body Mind Performance License Agreement term. | 0.50 | \$280.00 | \$140.00 |
| | | | | | Total | \$766.72 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|---------------------------------|-----------------|
| 10596 | 11/15/2024 | \$766.72 | \$0.00 | \$766.72 |
| | | | Outstanding Balance | \$766.72 |
| | | | Total Amount Outstanding | \$766.72 |

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

Please pay within 30 days.



INVOICE

KILINSKI | VAN WYK

Invoice # 10655
Date: 10/16/2024
Due On: 11/15/2024

Kilinski | Van Wyk PLLC

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 - 101 Monthly Meeting

| Type | Attorney | Date | Notes | Quantity | Rate | Total |
|-----------------------------|----------|------------|---|----------|------------|-------------------|
| Expense | KB | 10/16/2024 | Monthly Flat Fee: Flat fee for meeting in September. | 1.00 | \$1,800.00 | \$1,800.00 |
| Non-billable entries | | | | | | |
| Service | MGH | 09/18/2024 | Prepare for and attend Board meeting; strategize and confer with L. Gentry regarding options for soliciting and selecting proposal(s) for erosion repair project. | 3.80 | \$260.00 | \$988.00 |
| Service | LG | 09/18/2024 | Attend monthly meeting; confer with Henley regarding follow-up items. | 2.00 | \$280.00 | \$560.00 |
| Total | | | | | | \$1,800.00 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|---------------------------------|------------|------------|-------------------|-------------------|
| 10655 | 11/15/2024 | \$1,800.00 | \$0.00 | \$1,800.00 |
| Outstanding Balance | | | | \$1,800.00 |
| Total Amount Outstanding | | | | \$1,800.00 |

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

Please pay within 30 days.

Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

Wynnfield Lakes CDD
Daniel Laughlin
47 West Town Place, Suite 114
St. Augustine, FL 32092

October 10, 2024
Invoice # 191961

Project 0000021827.0000 Wynnfield Lakes CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Board Coordination
- CDD Meeting
- Coordinate Bids for Ditch Stabilization

Please call Alex Acree if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through September 30, 2024

Phase 0001 Engineering Services

| | Hours | Rate | Amount |
|------------------------------|-------|--------|-----------------|
| Vice President of Production | .25 | 290.00 | 72.50 |
| Sr. Planner 1 | 6.00 | 210.00 | 1,260.00 |
| Project Engineer, EI 3 | 2.25 | 190.00 | 427.50 |
| Project Administrator | .50 | 120.00 | 60.00 |
| Total Labor | | | 1,820.00 |
| Total Due: | | | 1,820.00 |

Billed to Date

| | Current Due | Prior Billed | Billed to Date |
|---------------|-----------------|------------------|------------------|
| Labor | 1,820.00 | 10,172.50 | 11,992.50 |
| Expense | 0.00 | 55.48 | 55.48 |
| Unit | 0.00 | 63.83 | 63.83 |
| Interest | 0.00 | 33.69 | 33.69 |
| Totals | 1,820.00 | 10,325.50 | 12,145.50 |

001.310.51300.31100



INVOICE

Page: 1

Please Remit Payment to:
 Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI115267
 Invoice Date: 10/2/2024

Bill
 To: Wynnfield Lakes CDD
 c/o Vesta Property Services
 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246

Ship
 To: Wynnfield Lakes CDD
 c/o Vesta Property Services
 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246
 United States

APPROVED
By lihernandez at 3:30 pm, Oct 03, 2024

Ship Via
 Ship Date 10/2/2024
 Due Date 11/1/2024
 Terms Net 30

Customer ID 12907
 P.O. Number
 P.O. Date 10/2/2024
 Our Order No.

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|------------------------|------|-----------|----------|---------------------|-------------|
| Annual Maintenance | | 1 | 1 | 772.00 | 772.00 |
| October Billing | | | | | |
| 10/1/2024 - 10/31/2024 | | | | | |
| Lake 1 | | | | | |
| Lake 2 | | | | | |
| Lake 3 | | | | 001.320.53800.46800 | |
| Lake 4 | | | | | |
| Lake 5 | | | | | |
| Lake 6 | | | | | |
| Lake Front | | | | | |
| Lake-ALL | | | | | |
| Fountain 1 | | | | | |
| Fountain 2 | | | | | |
| Fountain 3 | | | | | |

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 772.00

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



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

Invoice #105177
 Invoice Date: 8/30/2024

Account #101099
 Wynnfield Lakes CDD

Invoice

Billing Location Information

| | | | |
|------------------------|--|------------------------|--|
| Billing Address | 475 W Town Pl Ste 114 St Augustine, FL 32092 | Billing Contact | Lina |
| | | Main Number | 904-565-9385 |
| | | Mobile Number | |
| | | Email | lihernandez@vestapropertyser- ces.com |

Service Information

| Services | Qty | Rate | Price |
|---|------------|-----------------|----------|
| 12319 Wynnfield Lakes Dr, Jacksonville, FL 32246-4241 | | | |
| 8/30/2024 Repair - Parts at Shop | 1.00 hour | \$75.00 / hour | \$75.00 |
| ~Manufacturer: technogym ~Equipment Type: leg curl ~Model Num: sc leg curl ~S/N: MA35ono-alvoggjl 0600040 ~Console SN: ~Issue: cable starting to fray. This cable can not be duplicated ~Resolution: order a new cable for this unit. | | | |
| — Product: Travel <60 miles w/t | 1.00 Other | \$90.00 / Other | \$90.00 |
| — Product: TECHNOGYM - LEG CURL CABLE - S0R000118AB | 1.00 Ea | \$185.78 / Ea | \$185.78 |
| — Product: Labor over 1 hour | 0.50 Ea | \$75.00 / Ea | \$37.50 |
| 8/30/2024 Repair - Parts at Shop | 1.00 hour | \$0.00 / hour | \$0.00 |
| Manufacturer: ~Equipment Type: technogym ~Model Num: 2sc ercolina ~S/N: m98800-almost 05000195 ~Console SN: ~Issue: cable will not go into cable end. ~Resolution: we need to order the new cable end | | | |
| — Product: TECHNOGYM - CABLE END - S0B013AA | 1.00 Ea | \$186.00 / Ea | \$186.00 |

— Product: Shipping 1.00 Ea \$40.00 / Ea \$40.00

Subtotal: \$614.28
Tax: \$0.00
Total: \$614.28
Amount Paid: \$0.00
Balance Due: \$614.28

Pay Now

001.320.57200.46900

Payment is due within 30 days of invoice date.
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

| | | | |
|------------------|---|---------------------|------------------------------|
| Bill To: | Lina 475 W Town Pl Ste 114 St Augustine, FL 32092 | Account | [101099] Wynnfield Lakes CDD |
| | | Invoice # | 105177 |
| | | Date | Friday, August 30, 2024 |
| Remit To: | Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 | Amount Paid | <u>614.28</u> |
| | | Check Number | <u>4807</u> |

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

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: October-24

Amount per each: \$70.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: October-24

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246



Invoice

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

Invoice # 422118
Date 10/01/2024
Terms Net 30
Due Date 10/31/2024
Memo Monthly Fees

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

| Description | | | Quantity | Rate | Amount |
|------------------------------|---------------------|---------------------|----------|----------|----------|
| Field Op Management | 001.320.53800.34400 | 001.320.53800.34400 | 1 | 2,391.67 | 2,391.67 |
| Amenity Management | 001.320.57200.34300 | 001.320.57200.34300 | 1 | 6,743.75 | 6,743.75 |
| Facility Attendants | 001.320.57200.46700 | 001.320.57200.46700 | 1 | 1,020.83 | 1,020.83 |
| General Facility Maintenance | 001.320.57200.46600 | 001.320.57200.46600 | 1 | 1,561.67 | 1,561.67 |
| Pool Maintenance | 001.320.57200.46200 | 001.320.57200.46200 | 1 | 1,251.83 | 1,251.83 |
| Janitorial | 001.320.57200.46201 | 001.320.57200.46201 | 1 | 789.17 | 789.17 |

Total 13,758.92

Invoice/Receipt #39314



Coastal Moonwalks & Inflatable Games

6510 Columbia Park Drive Suite 103

Jacksonville, Florida 32258

904-403-2388 www.coastalmoonwalks.com

10/19/2024 11:00am, 10/19/2024 02:00pm



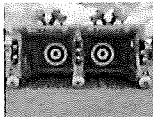

Wynnfield Lakes CDD

Lina Hernandez

12319 Wynnfield Lakes Dr

Jacksonville, FL 32246

lihernandez@vestapropertyservices.com 904-565-9385/904-885-8832

| | | Sat, Oct 19 11:00 am → 2:00 pm | | |
|---|---|--------------------------------|-----|------------|
|  | Tropical Maui Combo C217 | \$300.00 | x 1 | = \$300.00 |
|  | 63ft Coastal Obstacle Course OC406/C204 | \$449.00 | x 1 | = \$449.00 |
|  | Dual Axe Throw G512 | \$325.00 | x 1 | = \$325.00 |
|  | 7000 Watt Generator | \$140.00 | x 1 | = \$140.00 |

| | |
|-------------------|---------------------|
| SubTotal | \$1,214.00 |
| Coupon: online 5% | -\$60.70 \$1,153.30 |
| Setup Surface Fee | \$121.40 \$1,274.70 |
| Tax Exempt | \$0.00 \$1,274.70 |

Total \$1,274.70

Customer - 09/04/2024 04:29pm Credit Card (Visa, MC, Disc, Amex) Payment (0565) \$318.68

Due \$956.02



Billing Activity - Payments

Vesta Property Services
Attn: Lina Hernandez
12319 Wynnfield Lakes Dr
Jacksonville FL 32246
US
P: 9045659385

Payments from 08/23/2024 to 10/22/2024

| Date | Description | Charge Amount | Credit Amount |
|---------------------------|---|---------------|---------------|
| 09-06-2024 03:44:30 AM | Payment - Credit Card (Visa) *****0565 | | \$536.35 |

Billing questions? [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US



Final Details for Order #112-4782308-5349837

Order Placed: September 12, 2024
Amazon.com order number: 112-4782308-5349837
Order Total: \$87.99

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

| Shipped on September 13, 2024 | |
|--|--|
| Items Ordered 1 of: <i>Coleman 316 Series Insulated Portable Cooler with Heavy Duty Wheels, Leak-Proof Wheeled Cooler, 100+ Can Capacity, Ideal for Tailgating, Camping, Beach, Sports and More</i> Sold by: Amazon.com Condition: New | Price \$87.99 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$87.99 Shipping & Handling: \$0.00 ----- Total before tax: \$87.99 Sales Tax: \$0.00 ----- |
| Shipping Speed: Standard Shipping | Total for This Shipment: \$87.99 ----- |

| Payment information | |
|--|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$87.99 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$87.99 Estimated Tax: \$0.00 ----- Grand Total: \$87.99 |

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



Final Details for Order #112-8574419-2425007

Order Placed: September 12, 2024
PO number : Repair Supplies
Amazon.com order number: 112-8574419-2425007
Order Total: \$84.36

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

| Shipped on September 13, 2024 | |
|--|---------|
| Items Ordered | Price |
| 1 Of: Otdorpatio Junction Box IP65 Waterproof ABS Plastic Electrical Project Case Power Junction Boxes, Project Box with Fixed Ear Black 7.87 x4.72 x2.95 inch (200x120x75 mm) Sold by: Raculety (seller profile) Business Price Condition: New | \$9.79 |
| 1 of: LIZAVO V171 6-1/2" Pulls in Black- 2 Pack Sold by: Lagor cabinet hardware (seller profile) Condition: New | \$8.99 |
| 1 Of: Letter Board Plastic Letters Set 2 Inch, Letter Board Letters Only NO BOARD INCLUDED, Large Felt Board Letters, Plastic Letters Letter Board, Felt Letter Board Letters Symbols, Letterboard Big Letters Sold by: Main Event USA © (seller profile) Business Price Condition: New | \$16.90 |
| 1 Of: ToughBag 55 Gallon Trash Bags Heavy Duty (100 Count) - 55-60 Gallon Trash Bags, 50-60 Gallon Large Trash Bags - 38 x 58" Black Garbage Bags - Made in USA Sold by: Shop-Square (seller profile) Business Price Condition: New | \$42.99 |
| 1 Of: Prime-Line U 9941 Diecast Drawer and Cabinet Lock, 3 Cams, Trim Collar, 2 Washers, 2 Keys and Fasteners, 5/8" Length for 5/16" Max Panel Thickness, Stainless Steel (Set of 1) Sold by: Amazon (seller profile) Business Price Condition: New | \$5.69 |

| | |
|---|--|
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$84.36 Shipping & Handling: \$0.00 ----- Total before tax: \$84.36 Sales Tax: \$0.00 ----- |
| Shipping Speed: Delivery in fewer trips to your address | Total for This Shipment: \$84.36 |

| Payment information | |
|--|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$84.36 Shipping & Handling: \$0.00 |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$84.36 Estimated Tax: \$0.00 |
| | Grand Total: \$84.36 |
| Credit Card transactions | Visa ending in 7349: September 14, 2024: \$84.36 |

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



Final Details for Order #112-8934969-2050609

Order Placed: September 12, 2024
PO number : Repair Supplies
Amazon.com order number: 112-8934969-2050609
Order Total: \$49.94

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

| Shipped on September 15, 2024 | |
|---|--|
| Items Ordered | Price |
| 2 of: <i>KK JONEIN Custom Sign Outdoor 10"x7", Metal Sign Customized Outdoor, Personalized Sign for Outside, Waterproof Delivery Sign for Packages, Custom Made Sign with Pre-drilled Holes, Road Sign, Gate Sign(Horizontal)</i> Sold by: <i>KK JonEin (seller profile)</i> Condition: New | \$22.98 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$45.96 Shipping & Handling: \$3.98 ----- Total before tax: \$49.94 Sales Tax: \$0.00 ----- |
| Shipping Speed: Standard Shipping | Total for This Shipment: \$49.94 ----- |

| Payment information | |
|--|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$45.96 Shipping & Handling: \$3.98 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$49.94 Estimated Tax: \$0.00 ----- Grand Total: \$49.94 |
| Credit Card transactions | Visa ending in 7349: September 15, 2024: \$49.94 |

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



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

28-16690-73007
WYNNFIELD LAKES CDD
09/01/24-09/30/24
08/27/2024
9693284-2224-7

How to Contact Us

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

Your Payment is Due

Sep 26, 2024

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$234.33

If payment is received after 09/26/2024: **\$ 240.19**

| Previous Balance | 235.74 | + | Payments | (235.74) | + | Adjustments | 0.00 | + | Current Invoice Charges | 234.33 | = | Total Account Balance Due | 234.33 |
|------------------|--------|---|----------|----------|---|-------------|------|---|-------------------------|--------|---|---------------------------|---------------|
|------------------|--------|---|----------|----------|---|-------------|------|---|-------------------------|--------|---|---------------------------|---------------|

DETAILS OF SERVICE

Details for Service Location: Wynnfield Lakes Cdd, 12319 Wynnfield Lakes Dr, Jacksonville FL 32246
Customer ID: 28-16690-73007

| Description | Date | Ticket | Quantity | Amount |
|------------------------------|----------|--------|----------|---------------|
| Gate Service 1X Week | 09/01/24 | | 1.00 | 12.96 |
| 6 Yard Dumpster 1X Week | 09/01/24 | | 1.00 | 162.04 |
| Energy Surcharge | | | | 25.28 |
| DUVAL CM 17% FRANCHISE FEE | | | | 34.05 |
| Total Current Charges | | | | 234.33 |

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



WASTE MANAGEMENT INC. OF FLORIDA
WM OF JACKSONVILLE
PO BOX 3020
MONROE, WI 53566-8320
(904) 260-1592
(866) 381-9369

| Invoice Date | Invoice Number | Customer ID (Include with your payment) |
|------------------------------|----------------|--|
| 08/27/2024 | 9693284-2224-7 | 28-16690-73007 |
| Payment Terms | Total Due | Amount |
| Total Due by 09/26/2024 | \$234.33 | |
| If Received after 09/26/2024 | \$240.19 | |

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your credit card will be charged \$234.33.

222400028166907300709693284000000234330000023433 3

I0290C42

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



224-006627-2224-4

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



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

HOW TO READ YOUR INVOICE

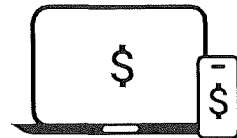
| | | | | | | | | | |
|------------------|--|------------|--|-------------|--|-------------------------|--|---------------------------|--|
| Previous Balance | | Payments | | Adjustments | | Current Invoice Charges | | Total Account Balance Due | |
| \$123.45 | | (\$123.45) | | 0.00 | | \$123.45 | | \$123.45 | |

| Description | Time | Unit | Quantity | Amount |
|---------------------------------|------------|------|----------|-----------------|
| 55 Gallon Toner | 10/25/2022 | 1 | 1.00 | \$123.45 |
| WM STATE SOLID WASTE TAX @ 2.5% | | | | \$1.13 |
| COUNTY ENVIRONMENTAL CHARGE | | | | \$1.13 |
| | | | | \$123.45 |

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from My WM (wm.com/mywm).

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.

| | | | |
|--|--|--|--|
| <input type="checkbox"/> Check Here to Change Contact Info | | <input type="checkbox"/> 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 | | Email | |
| Address 2 | | | |
| City | | Date | |
| State | | | |
| Zip | | Bank Account Holder Signature | |
| Email | | | |
| Date Valid | | | |

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)



Final Details for Order #112-3475873-9265040

Order Placed: September 18, 2024
PO number : Repair Supplies
Amazon.com order number: 112-3475873-9265040
Seller's order number: RT-3369617
Order Total: \$101.06

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

| Shipped on September 19, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 of: <i>EVERWIPE Surface Care Wet Wipes, High-Volume 900 Count Roll, 4-Pack</i> Sold by: flipcost (seller profile) Condition: New | \$101.06 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$101.06 Shipping & Handling: \$0.00 ----- Total before tax: \$101.06 Sales Tax: \$0.00 ----- |
| Shipping Speed: Standard Shipping | Total for This Shipment: \$101.06 ----- |

| Payment information | |
|--|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$101.06 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$101.06 Estimated Tax: \$0.00 ----- Grand Total: \$101.06 |
| Credit Card transactions | Visa ending in 7349: September 20, 2024: \$101.06 |

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



Final Details for Order #112-4158403-6548236

Order Placed: September 18, 2024
PO number : Repair Supplies
Amazon.com order number: 112-4158403-6548236
Order Total: \$63.66

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

| Shipped on September 18, 2024 | |
|--|--|
| Items Ordered 2 Of: <i>Sturdy American Flag 3x5 Ft Outdoor Heavy Duty, 100% in USA Longest Lasting American Flags for Outside 3x5, the American Flag Embroidered Stars, 3 by 5 American Flag Best High Wind all Weather Us Flag</i> Sold by: ANNDONEFLAG INC (seller profile) Business Price Condition: New | Price \$18.89 |
| 1 Of: <i>Pixel Panda 3.1 Inch Heavy Duty Gym Carabiner Load 1000lbs, 8 Pack Large Carabiner Clips 304 Stainless Steel, Carabiner for Fitness Attachment, Gym, Swing, Hammock</i> Sold by: let's do (seller profile) Business Price Condition: New | \$17.89 |
| 1 Of: <i>Gym Exercise Handles, Replacement Fitness Equipment for Strength Trainer, Cable Machine and Resistance Band Handles, Home Gym Add On Equipment</i> Sold by: ROEL-PLAY (seller profile) Condition: New | \$7.99 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$63.66 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$63.66 Sales Tax: \$0.00 ----- Total for This Shipment: \$63.66 ----- |

| Payment information | |
|---|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$63.66 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD | Total before tax: \$63.66 |

SUNRISE, FL 33351-4761
United States

Estimated Tax: \$0.00

Grand Total: \$63.66

Credit Card transactions

Visa ending in 7349: September 18, 2024: \$63.66

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

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Final Details for Order #112-9501329-9829031

Order Placed: September 18, 2024
PO number : Repair Supplies
Amazon.com order number: 112-9501329-9829031
Order Total: \$18.99

| 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 September 19, 2024 | |
|---|--|
| Items Ordered 1 of: <i>Howffite D Handle Cable Machine Attachment for Weight Workout LAT Pull Down Attachments for Gym Exercise Biceps Triceps Back Muscle Arm Fitness Accessories (Pair)</i> Sold by: Howffite (seller profile) Condition: New | Price \$18.99 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$18.99 Shipping & Handling: \$0.00 ----- Total before tax: \$18.99 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | Total for This Shipment: \$18.99 ----- |

| Payment information | |
|--|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$18.99 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$18.99 Estimated Tax: \$0.00 ----- Grand Total: \$18.99 |
| Credit Card transactions | Visa ending in 7349: September 19, 2024: \$18.99 |

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

fastsigns.com/234

Payment Terms: Net 15

Order Due Date: 10/25/2024

Created Date: 9/23/2024

DESCRIPTION: 5 Amenity signs

Bill To: Wynnfield Lakes CDD
12319 Wynnfield Lakes
Jacksonville, FL 32246
US

Pickup At: FASTSIGNS
2141 St Johns Bluff Rd
Jacksonville, FL 32246
US

Ordered By: Lina Hernandez
Email: lihernandez@vestapropertyservices.com
Cell Phone: (904) 885-8832
Tax ID: 85-8013691553C-2

Salesperson: Jim Cochran
Cell Phone: 904-800-9897
Entered By: Jim Cochran

| NO. | Product Summary | QTY | UNIT PRICE | TAXABLE | AMOUNT |
|-----|---|-----|------------|---------|----------|
| 1 | PVC - fitness rules | 1 | \$140.80 | \$0.00 | \$140.80 |
| 1.1 | PVC 6mm White (1/4") - PVC panel Part Qty: 1 Width: 27.00" Height: 29.00" Sides: 1 Notes: custom shape | | | | |
| 1.2 | 3M IJ-35 - Laminated vinyl Part Qty: 1 Width: 27.00" Height: 29.00" Text: Fitness x1 | | | | |
| 2 | Dibond - court rules, veranda, play ground | 4 | \$172.675 | \$0.00 | \$690.70 |
| 2.1 | DiBond 1/8" - Dibond panels Part Qty: 1 Width: 27.00" Height: 29.00" Sides: 1 Notes: custom shape | | | | |

| | |
|-----|---|
| 2.2 | 3M IJ-35 - Laminated vinyl Part Qty: 1 Width: 27.00" Height: 29.00" Text: Tennis x1 Pickleball x1 Playground x1 Veranda x1 |
|-----|---|

| | |
|------------------------|----------|
| Subtotal: | \$831.50 |
| Taxable Amount: | \$0.00 |
| Taxes: | \$0.00 |
| Grand Total: | \$831.50 |
| Amount Paid: | \$415.98 |
| BALANCE DUE: | \$415.52 |

Give us feedback @ survey.walmart.com
Thank you! ID #:7TN4PH1RQJZ6



904-641-8088 Mgr:MARY
11900 ATLANTIC BLVD
JACKSONVILLE FL 32225
ST# 05054 OP# 004501 TE# 12 TR# 01040
ITEMS SOLD 12
TCH 9900 4039 4660 0517 4198



| | | |
|--------------|----------------|---------|
| REC TC RED | 001117997394 | 0.97 0 |
| REC TC RED | 001117997394 | 0.97 0 |
| REC TC RED | 001117997394 | 0.97 0 |
| REC TC TANG | 001117997388 | 0.97 0 |
| REC TC TANG | 001117997388 | 0.97 0 |
| REC TC TANG | 001117997388 | 0.97 0 |
| TABLECOVER | 001117996267 | 2.77 0 |
| 3CT TC BLACK | 001117999563 | 2.77 0 |
| WHITE TC 3CT | 001117999847 | 2.77 0 |
| HSV/HAR 100P | 003400094552 F | 14.96 0 |
| CH SPDR 65CT | 004000060083 F | 9.94 0 |
| SPK/SW HW 80 | 007046201916 F | 9.94 0 |
| | SUBTOTAL | 48.97 |
| | TOTAL | 48.97 |
| | VISA TEND | 48.97 |

Visa Credit **** * 0565 I 1
APPROVAL # 024112
REF # 42680080804
TRANS ID - 304268662313735
VALIDATION - BHQT
PAYMENT SERVICE - E
AID A000000031010
AAC 5146055E5E299A0D
TERMINAL # SC010859
*NO SIGNATURE REQUIRED
09/24/24 14:23:55
CHANGE DUE 0.00
Low Prices You Can Trust. Every Day.
09/24/24 14:24:03
CUSTOMER COPY



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.



Printing History Invoice

Billing Cycle from Aug 22, 2024 - Sep 21, 2024
Billing Date: Sep 23, 2024

| 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 |

| STATEMENT NUMBER |
|------------------|
| IUSDN1299598189 |

| PRINTER | SERIAL NUMBER |
|---|---------------|
| HP OfficeJet Pro 8025e All-in-One Printer | TH2AP5Q04S |

| ACCOUNT NUMBER | ACCOUNT PLAN |
|----------------|-----------------------|
| 8243221048 | \$6.99 - 100 Pgs / Mo |

| PAGES PRINTED | |
|-----------------------------|---------------|
| Regular Pages: | 100 - \$6.99 |
| Rollover Pages: | 2 - N/A |
| Additional Pages: | 122 - \$13.00 |
| Total Pages Printed: | 224 |

| PAYMENT BALANCE | |
|---------------------------------|----------------|
| Previous billing cycle charges: | \$0.00 |
| Current billing cycle charges: | \$19.99 |
| Tax: | \$1.50 |
| Total: | \$21.49 |

| DATE * | PAGES PRINTED | | |
|--------------|---------------|----------|------------|
| | REGULAR | ROLLOVER | ADDITIONAL |
| Aug 23, 2024 | 48 | | |
| Aug 26, 2024 | 2 | | |
| Aug 27, 2024 | 8 | | |
| Aug 28, 2024 | 7 | | |
| Aug 29, 2024 | 5 | | |
| Aug 30, 2024 | 30 | 1 | |
| Aug 31, 2024 | | 1 | 3 |
| Sep 1, 2024 | | | 20 |
| Sep 4, 2024 | | | 19 |
| Sep 5, 2024 | | | 25 |
| Sep 6, 2024 | | | 3 |
| Sep 7, 2024 | | | 2 |
| Sep 9, 2024 | | | 9 |
| Sep 10, 2024 | | | 3 |
| Sep 11, 2024 | | | 16 |
| Sep 12, 2024 | | | 2 |
| Sep 13, 2024 | | | 2 |
| Sep 14, 2024 | | | 1 |
| Sep 18, 2024 | | | 4 |
| Sep 19, 2024 | | | 10 |
| Sep 20, 2024 | | | 3 |

** 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.
 **** You have charges from a previous billing cycle because your printer was offline.



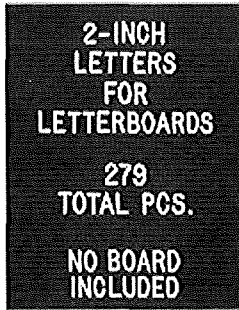
Final Details for Order #112-7297244-2900269

Order Placed: September 19, 2024
Amazon.com order number: 112-7297244-2900269
Order Total: \$136.19

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

| Shipped on September 24, 2024 |
|-------------------------------|
|-------------------------------|

| Items Ordered | Price |
|--|---------|
| 1 of: <i>MGparty 24 Pcs Halloween Jumping Popper Spring Toys for Kids, Halloween Party Favors, Goodie Bag Stuffers, Pinata Fillers, Halloween Gifts for Boys Girls</i> Sold by: FitKey (seller profile) Condition: New | \$11.99 |
| 1 of: <i>24Pack Halloween Mini Squeeze Balls Pumpkin Ghost Stress Ball Pack Perfect for Halloween Party Favors Halloween Treat Goody Bag Filler Gift</i> Sold by: YBSOP (seller profile) Business Price Condition: New | \$11.99 |
| 1 of: <i>Max Fun 24Pcs Halloween Party Glasses Bulk Glitter Party Glasses for Kids Halloween Party Favors Halloween Party Supplies Decorations</i> Sold by: Siauction (seller profile) Condition: New | \$19.79 |
| 1 of: <i>72Pcs Halloween Party Favors for Kids Boys Girls, 24Pack Bulk Toys Gift Include Squishies Pop Keychain Cards Treat Goodie Bag Stuffers Classroom Rewards Treasure Box Prize Carnival Decoration Supplies</i> Sold by: Youthparty US (seller profile) Condition: New | \$14.99 |
| 1 of: <i>FOIMAS 48pcs Halloween Slap Bracelets, Halloween Snap Bracelet Pumpkin Witch Wristband for Kids Halloween Trick or Treat Bag Filler Party Favor Supply</i> Sold by: GAEMEN (seller profile) Condition: New | \$6.99 |
| 1 of: <i>Silkfly 24 Pcs Halloween Drawstring Bags 12 x 10 Inch Huge Trick or Treat Drawstring Backpack Bags Halloween Goody Bags Sack Gift Bags Reusable Candy Goodie Bags for Kids Halloween Party Supplies</i> Sold by: Haankong (seller profile) Condition: New | \$22.99 |
| 1 of: <i>36 Sheets Halloween Stickers for Kids, Halloween Crafts Make Your Own Halloween Stickers, Halloween Party Favors DIY Stickers for Halloween Games Gifts Party Supplies</i> Sold by: Cagge (seller profile) Condition: New | \$8.99 |
| 1 of: <i>JOYIN 36 Pcs Halloween Pumpkin Stickers, Halloween Party Favor for Kid, Art Craft Party Supplies, Funny Pumpkin</i> | \$8.94 |



[Details](#)

Letter Board Plastic Letters Set 2 Inch,...

\$16.90

Refund issued

- \$16.90 refund issued on Sep 25, 2024.
- Return received on: Sep 30, 2024

Decorating Stickers Sheets in 3 Designs, Classroom Activities Games Treat Goodies

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

Business Price

Condition: New

1 of: JOYIN 48 Pcs Halloween Pumpkin Stickers for Kids, Halloween Party Favor, Craft Party Supplies, Funny Sticker Sheets with Different Pumpkin Design, Classroom Activities Party Games Goodies Treat Gifts \$12.94

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

Business Price

Condition: New

1 of: JOYIN 72 PCS Halloween Party Favors Game Toy Gifts-Scary Eyeballs, Witch Fingers and Vampire Teeth Set for Kids Child Trick or Treat, Gift Exchange, Halloween Carnival Game Prizes \$14.84

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

Business Price

Condition: New

1 of: Jumping Popper - Jumping Toys 24Pack - Spring Launchers Toy -Bouncing Toys Funny Jump Bounce Elf - Fly Man - Halloween Party Favor Supplies for Kids - Bounce DollReward Prizes \$11.99

Sold by: LilyBeauty-us ([seller profile](#))

Condition: New

Shipping Address:

Lina
13700 RICHMOND PARK DR N APT 1309
JACKSONVILLE, FL 32224-4285
United States

Item(s) Subtotal: \$146.44

Shipping & Handling: \$0.00

Your Coupon Savings: -\$0.60

Total before tax: \$136.19

Sales Tax: \$0.00

Total for This Shipment: \$136.19

Payment information

Payment Method:

Visa | Last digits: 7349

Item(s) Subtotal: \$146.44

Shipping & Handling: \$0.00

Promotion applied: -\$10.25

Total before tax: \$136.19

Estimated Tax: \$0.00

Grand Total: \$136.19

Billing address

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

Credit Card transactions

Visa ending in 7349: September 24, 2024: \$136.19

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



Final Details for Order #112-5735749-5742664

Order Placed: September 27, 2024
Amazon.com order number: 112-5735749-5742664
Order Total: \$12.73

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

| Shipped on September 28, 2024 | |
|--|--|
| Items Ordered 1 of: 3M 4026 Double Coated Urethane Foam Tape, Bonding, Attaching, Mounting, White, 0.75 in x 5 yd, 1 Roll Sold by: Canopus Group (seller profile) Business Price Condition: New | Price \$12.73 |
| Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States | Item(s) Subtotal: \$12.73 Shipping & Handling: \$0.00 ----- Total before tax: \$12.73 Sales Tax: \$0.00 ----- Total for This Shipment: \$12.73 ----- |
| Shipping Speed: FREE Prime Delivery | |

| Payment information | |
|--|---|
| Payment Method: Visa Last digits: 7349 | Item(s) Subtotal: \$12.73 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$12.73 Estimated Tax: \$0.00 ----- Grand Total: \$12.73 |
| Credit Card transactions | Visa ending in 7349: September 28, 2024: \$12.73 |

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

INVOICE



| | |
|-------------------------|--|
| Customer | Wynnfield Lakes Community Development District |
| Acct # | 298 |
| Date | 08/29/2024 |
| Customer Service | Kristina Rudez |
| Page | 1 of 1 |

Wynnfield Lakes Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

| Payment Information | |
|------------------------|---------------|
| Invoice Summary | \$ 25,093.00 |
| Payment Amount | 25,093.00 |
| Payment for: | Invoice#24950 |
| 100124556 | |

Thank You

Please detach and return with payment



Customer: Wynnfield Lakes Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|--------------|--|-----------|
| 24950 | 10/01/2024 | Renew policy | Policy #100124556 10/01/2024-10/01/2025 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO - Renew policy Due Date: 8/29/2024 001.310.51300.45000 \$5,741 General Liability 001.310.51300.45000 \$3,224 Public Officials 001.320.53800.45000 \$16,128 Property Insurance | 25,093.00 |

| |
|--------------|
| Total |
| \$ 25,093.00 |

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

| | | |
|---|--------------------------|-------------|
| Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555 | (321)233-9939 | Date |
| | sclimer@egisadvisors.com | 08/29/2024 |

INVOICE

EverLine Coatings & Services -
Jacksonville
627 Chery St
Neptune Beach, FL 32266

ronvolkmann@everlinecoatings.com
+1 (856) 466-1059



Bill to

Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr.
Jacksonville, Florida 32246
USA

Ship to

Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr.
Jacksonville, Florida 32246
USA

Invoice details

Invoice no.: 1131
Terms: Net 15
Invoice date: 10/11/2024
Due date: 10/26/2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|-----------------------|---|-----|----------|----------|
| 1. | 10/08/2024 | Line Painting-Repaint | According to proposal for Wynnfield Lakes Clubhouse | 1 | \$554.00 | \$554.00 |

Total \$554.00

Ways to pay



Pay invoice

001.320.57200.46601 line painting repaint

Goose Masters of Northeast Florida, LLC
 1820 State Rd. 13 N Ste-11-46
 Saint Johns, FL 32259
 (904) 806-0620



INVOICE # 180-1024
 DATE: October 25, 2024

| BILL TO: | SHIP TO: | PO/CONTRACT #: |
|--|---|----------------|
| Vesta Property Services c/o Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 lihernandez@vestapropertyservices.com Lina Hernandez tcessna@gmssf.com Tizianna Cessna | Wynnfield Lakes CDD Jacksonville, FL | |

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|--------------|------------------------|------------|----------|
| Week Ending: | Goose Control Services | | |
| 10/05/24 | | \$275.00 | \$275.00 |
| 10/12/24 | | \$275.00 | \$275.00 |
| 10/19/24 | | \$275.00 | \$275.00 |
| 10/26/24 | | \$275.00 | \$275.00 |

APPROVED
 By *lihernandez* at 4:52 pm, Oct 23, 2024

| | |
|------------------|-------------------|
| SUBTOTAL | \$1,100.00 |
| SALES TAX | n/a |
| TOTAL DUE | \$1,100.00 |

Thank you for your business!

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



INVOICE

Customer ID: 28-16690-73007
Customer Name: WYNNFIELD LAKES CDD
Service Period: 10/01/24-10/31/24
Invoice Date: 10/01/2024
Invoice Number: 9702970-2224-0

How to Contact Us

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

Your Payment is Due

Oct 31, 2024

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$233.20

If payment is received after 10/31/2024: **\$ 239.03**

| | | | | | | | | |
|-------------------------|---|-----------------|---|--------------------|---|--------------------------------|---|----------------------------------|
| Previous Balance | + | Payments | + | Adjustments | + | Current Invoice Charges | = | Total Account Balance Due |
| 234.33 | | (234.33) | | 0.00 | | 233.20 | | 233.20 |

| DETAILS OF SERVICE | | | | |
|--|----------|--------|------------------------------------|---------------|
| Details for Service Location: Wynnfield Lakes Cdd, 12319 Wynnfield Lakes Dr, Jacksonville FL 32246 | | | Customer ID: 28-16690-73007 | |
| Description | Date | Ticket | Quantity | Amount |
| Gate Service 1X Week | 10/01/24 | | 1.00 | 12.96 |
| 6 Yard Dumpster 1X Week | 10/01/24 | | 1.00 | 162.04 |
| Energy Surcharge | | | | 24.31 |
| DUVAL CM 17% FRANCHISE FEE | | | | 33.89 |
| Total Current Charges | | | | 233.20 |

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



WASTE MANAGEMENT INC. OF FLORIDA
 WM OF JACKSONVILLE
 PO BOX 3020
 MONROE, WI 53566-8320
 (904) 260-1592
 (866) 381-9369

| Invoice Date | Invoice Number | Customer ID (Include with your payment) |
|------------------------------|----------------|--|
| 10/01/2024 | 9702970-2224-0 | 28-16690-73007 |
| Payment Terms | Total Due | Amount |
| Total Due by 10/31/2024 | \$233.20 | |
| If Received after 10/31/2024 | \$239.03 | |

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your credit card will be charged \$233.20.

2224000281669073007097029700000002332000000023320 1

I0290C56

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



224-0066227-2224-4

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



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

HOW TO READ YOUR INVOICE

| How to Contact Us | Your Payment Due | Your Total Due |
|---|------------------|--|
| Visit wm.com/MyWM | 10/25/2022 | \$123.45 |
| <small>Online payment is the preferred method. Please pay by credit/debit card or digital wallet through wm.com/myaccount or call 866-964-2729.</small> | | <small>If payment received after 10/25/2022 \$128.95</small> |

| Previous Balance | + | Payments | + | Adjustments | + | Current Invoice Charges | = | Total Account Balance Due |
|------------------|---|------------|---|-------------|---|-------------------------|---|---------------------------|
| \$123.45 | | (\$123.45) | | 0.00 | | \$123.45 | | \$123.45 |

DETAILS OF SERVICE

Available for Curbside Locations: MyGreen, John, Dean and Country Way, Call Paid 602-65100-2827 Customer ID: 23-51899-2222

| Description | Quantity | Unit of Measure | Charge | Amount |
|----------------------------------|----------|-----------------|--------|--------|
| 55 Gallon Toner | 1 | EA | 10.00 | 10.00 |
| NOI STATE SOLID WASTE TAX @ 7.5% | | | | 23.45 |
| CITY ENVIRONMENTAL CHARGE | | | | 10.00 |
| Total Current Charges | | | | 43.45 |

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills. Learn more at wm.com/payments.



What to Expect

- **Expanded payment options.** Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.*
- **Anytime, anywhere payments.** Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.
- **Complete hub for account activity.** Continue to view and manage your bills directly from My WM (wm.com/mywm).

*Convenience fee may apply. Paymentus will charge a convenience fee of \$1.99 for residential services and \$9.99 for non-residential services for each payment made by debit/credit card or digital wallet, except where precluded by contract or applicable law. Payments made by direct debit from a bank account will not incur a convenience fee.

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.

| | | | |
|--|--|--|--|
| <input type="checkbox"/> Check Here to Change Contact Info | | <input type="checkbox"/> 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 | | Email | |
| Address 2 | | | |
| City | | Date | |
| State | | | |
| Zip | | Bank Account Holder Signature | |
| Email | | | |
| Date Valid | | | |

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)

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 | | \$441.46 |
| EFT Payment - thank you | Oct 18 | -\$441.46 |
| Credits | Page 3 | -\$7.25 |
| Credit balance | | -\$7.25 |
| Regular monthly charges | Page 3 | \$415.15 |
| Taxes, fees and other charges | Page 3 | \$33.73 |
| New charges | | \$448.88 |

Amount due \$441.63

ⓘ Thanks for paying by Automatic Payment

Your automatic payment on Nov 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 business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 1711060**

Automatic payment **Nov 17, 2024**

Please pay \$441.63

Electronic payment will be applied Nov 17, 2024

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

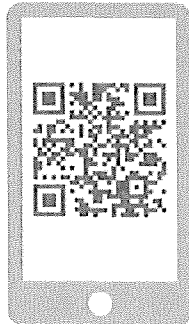
849574120171106000441634

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

Credit balance **-\$7.25**

| | |
|------------------|----------|
| Previous balance | \$441.46 |
|------------------|----------|

| | | |
|---------------------|--------|-----------|
| Payment - thank you | Oct 18 | -\$441.46 |
|---------------------|--------|-----------|

Credits **-\$7.25**

| | | |
|----------------------|--------|---------|
| RSN Fee - Adjustment | Oct 24 | -\$7.25 |
|----------------------|--------|---------|

Regular monthly charges **\$415.15**

| | |
|-------------------------|-----------------|
| Comcast Business | \$314.80 |
| TV Standard | \$99.95 |
| Business Video. | |
| Business Internet 150 | \$259.95 |
| Service Discount | -\$120.00 |
| Static IP - 1 | \$24.95 |
| Mobility Voice Line | \$44.95 |
| Business Voice. | |
| Voice Mail Service | \$5.00 |

Equipment & services **\$42.85**

| | |
|--------------------------|---------|
| TV Box + Remote | \$9.95 |
| Service To Additional TV | \$9.95 |
| With TV Box and Remote. | |
| Equipment Fee | \$22.95 |
| Voice. | |

Service fees **\$57.50**

| | |
|----------------------------------|---------|
| Directory Listing Management Fee | \$6.00 |
| Voice Network Investment | \$6.00 |
| Broadcast TV Fee | \$34.00 |
| Regional Sports Fee | \$11.50 |

Taxes, fees and other charges **\$33.73**

| | |
|--------------------------------|---------------|
| Other charges | \$4.84 |
| Regulatory Cost Recovery | \$2.72 |
| Federal Universal Service Fund | \$2.12 |

Taxes & government fees **\$28.89**

| | |
|-----------------------------------|---------|
| State Communications Services Tax | \$15.76 |
| Local Communications Services Tax | \$12.73 |
| 911 Fees | \$0.40 |

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)565-9385

Visit business.comcast.com/myaccount for more details

You've saved \$120.00 this month with your service discount.

Account Number
8495 74 120 1711060

Billing Date
Oct 26, 2024

Services From
Nov 04, 2024 to Dec 03, 2024

Page
4 of 4

Additional information

Billing Update: This bill includes an RSN fee credit for your local Bally Sports network(s) being unavailable, and a credit for your Bally Sports network(s) subscription being unavailable, if applicable.

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.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

Comcast Business TV Update: Effective October 21, 2024, Bally Sports will be rebranded to FanDuel Sports Network.

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 Phillips Hwy Ste 12
Jacksonville, FL 32256

admin@FSOFL.com
+1 (904) 770-5111
https://fsofl.com/



Bill to

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.: 24-0517
Terms: Net 30
Invoice date: 10/21/2024
Due date: 11/20/2024

APPROVED
By lihernandez at 1:07 pm, Oct 21, 2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|--------------------|-------------------------------------|-----|---------|------------|
| 1. | 10/12/2024 | Unarmed Officer | Hours of Guard Service for the Week | 48 | \$27.00 | \$1,296.00 |
| 2. | 10/19/2024 | Unarmed Officer | Hours of Guard Service for the Week | 48 | \$27.00 | \$1,296.00 |

Total \$2,592.00

Ways to pay



Pay invoice

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)





PO BOX 740608
CINCINNATI OH 45274-0608

PHONE: 904-396-5805
WEB: flapest.com
Text: 352-376-2661

| | | |
|----------------------------------|-----------------------------------|----------------------------|
| Bill To Number 2750388 | Invoice Date 10/25/2024 | Amount Due 45.00 |
|----------------------------------|-----------------------------------|----------------------------|

INVOICE# 68963141 Wynnfield Lakes Cdd



INVOICE DETAIL

Thank you for allowing us to provide the following services:

| | |
|---------------------------------|-------|
| PEST CONTROL MAINTENANCE | 45.00 |
| Wynnfield Lakes Cdd | |
| 12319 WYNNFIELD LAKES DR | |
| JACKSONVILLE , FL ON 10/25/2024 | |

APPROVED


By lihernandez at 5:06 pm, Oct 30, 2024

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

| | |
|-----------------------------|----------------------------------|
| Bill To #: 2750388 | Date: 10/25/2024 |
| Due Date: 11/24/2024 | Invoice #: 68963141 |
| Amount Due: 45.00 | Amount Paid: <u>95.00</u> |
| | Check No.: <u>4817</u> |

Seq#: 000001
 Wynnfield Lakes Cdd
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

002750388000000000068963141000004500202411240002



830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
 Blvd, PO BOX 740608,
 Jacksonville, FL, 32210
 904-396-5805
 999-999-9999

Summary of Service

Client: 2750388
 Wynnfield Lakes Cdd
 475 W Town Pl Ste 114
 St Augustine FL 32092-3649
 [\$_account.accountTelephone]

Location: 2750388
 Wynnfield Lakes Cdd
 12319 WYNNFIELD LAKES DR
 JACKSONVILLE FL, 32246-4241

Time In: 10-25-2024 12:40:56
Time Out: 10-25-2024 13:22:12

Issue :Multiple Worksites

10-25-2024 13:22:11

With thanks, Cody Haley

In case of poisoning call Poison Control Center @1-800-222-1222

License/Certifications:

| Order # / Invoice | Status | Service Date | Service Description | Visit Type |
|-------------------|-----------|--------------|------------------------------------|---------------------|
| 68963141 | Completed | 10-25-2024 | GENERAL PEST CONTROL - MAINTENANCE | SERVICE MAINTENANCE |

Recommendations

| Area/Device | Recommendation | Severity | Status | Date |
|-------------|--|----------|---------|------------|
| EXTERIOR | Trees/vegetation touching house/building. Trim to prevent pest entry to structure. | Low | PENDING | 07-12-2023 |
| EXTERIOR | Trees/vegetation touching house/building. Trim to prevent pest entry to structure. | Low | PENDING | 06-23-2023 |
| EXTERIOR | Keeping trees/vegetation away from the house helps prevent pest entry to structure. | Low | PENDING | 05-12-2023 |
| EXTERIOR | Pipes extending through wall allowing pest access. Please fill in gaps between pipes and wall to prevent pest entry. | Low | PENDING | 04-20-2023 |

EXTERIOR Pipes extending through wall allowing pest access. Please fill in gaps Low PENDING 02-20-2023
between pipes and wall to prevent pest entry.

Device Summary

| Type | With Activity | Without Activity | Unserviceable | Total Inspected |
|------------------|---------------|------------------|---------------|-----------------|
| Inspection Point | 0 | 1 | 0 | 1 |

Material Application Summary

| Material Applied | EPA# | Dilution (%) | Concentrate Applied | Quantity | UOM | Application Method |
|--|-----------|--------------|---------------------|----------|-----|--------------------|
| Onslaught Fast Cap Spider And Scorpion | 1021-2574 | 0.062 | 0.93744 | 240 | OZ | Area |

Targeted Pests: Cockroach, Cockroach - General, Occasional Invader, Occasional invader
Area/Device of Application: EXTERIOR
Equipment Used: Power Sprayer
Active Ingredient(s): Esfenvalerate, Prallethrin, Piperonyl Butoxide
Comments: Sprayed eaves and around windows with liquid treatment for pest prevention. Treated exterior foundation with liquid treatment for pest prevention.

Totals

| Material Applied | EPA# | Quantity | UOM |
|--|-----------|----------|-----|
| Onslaught Fast Cap Spider And Scorpion | 1021-2574 | 240 | OZ |

General Comments:

Treated exterior perimeter foundation, doors, windows, and reachable eaves with liquid insecticide. Cobweb dusted eaves and surrounding areas. Performed visual inspection for any ant or invader activity. Thank you for your business.

PRODUCT LABELS & SAFETY DATA SHEETS

Product Labels & Safety Data Sheets, please visit: <https://licensed.com/orgs/rentokil/public/chemicals>
For NY customers, please select 'NY' as your locale



830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
Blvd, PO BOX 740608,
Jacksonville, FL, 32210
904-396-5805
999-999-9999

Detailed Report

Client: 2750388
Wynnfield Lakes Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649
[\$_account.accountTelephone]

Location: 2750388
Wynnfield Lakes Cdd
12319 WYNNFIELD LAKES DR
JACKSONVILLE FL, 32246-4241

Site: All Areas, All Floors, All Zones
EXTERIOR

No Activity @ 10-25-2024 13:21:36

/body>

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 566

Invoice Date: 11/1/24

Due Date: 11/1/24

Case:

P.O. Number:

Bill To:

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

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|-------------------|
| Management Fees - November 2024 | 310 | 4,484.17 | 4,484.17 |
| Information Technology - November 2024 | 351 | 133.33 | 133.33 |
| Website Maintenance- November 2024 | 495 | 66.67 | 66.67 |
| Dissemination Agent Services - November 2024 | 316 | 99.17 | 99.17 |
| Copies | 425 | 43.35 | 43.35 |
| Telephone | 410 | 26.94 | 26.94 |
| Total | | | \$4,853.63 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$4,853.63 |



225 N. Pearl St.
Jacksonville, FL
32202-4513

WYNNFIELD LAKES CDD

Phone: (904) 665-6000 Online: jea.com

| | |
|-----------------------|--|
| Account #: 2523678745 | Amount Due \$1,633.59 Do not pay. AutoPay will process your payment on 11/12/24. |
| Bill Date: 10/18/24 | |
| Cycle: 18 | |

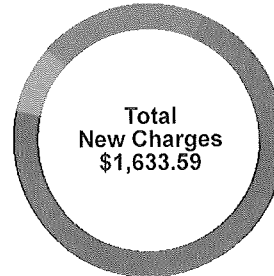
TOTAL SUMMARY OF CHARGES

| | | |
|--------------------------------|-----------|-----------------|
| Electric | \$ | 910.18 |
| Water | | 110.99 |
| Sewer | | 324.32 |
| Irrigation | | 288.10 |
| Total New Charges | \$ | 1,633.59 |

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

| | | |
|----------------------------------|----|-----------|
| Previous Balance | \$ | 1,434.80 |
| Payment(s) Received | | -1,434.80 |
| Balance Before New Charges | | 0.00 |
| New Charges | | 1,633.59 |

Do not pay. AutoPay will process your payment on 11/12/24. \$ 1,633.59



- Electric \$910.18
- Water \$110.99
- Sewer \$324.32
- Irrigation \$288.10

MESSAGES



Change your light bulbs to LEDs.



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

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

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.

| | |
|--|----------------------------|
| Acct #: 2523678745 | Bill Date: 10/18/24 |
| Do not pay. AutoPay will process your payment on 11/12/24. | TOTAL AMOUNT PAID |
| \$1,633.59 | |

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

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill

Stay storm-ready.

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.



Scan to explore our Storm Center.



Manage your services your way.

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.

Scan to learn more.



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 email 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 services 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.

ADDRESS CORRECTION

Account # 2523678745

Tel: [grid]

Address: [grid]

[grid]

City: [grid]

State: [grid]

Zip Code: [grid]

E-mail: [grid]



WYNNFIELD LAKES CDD

Account #: 2523678745 Bill Date: 10/18/24 Cycle: 18

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 09/19/24 - 10/18/24 Reading Date: 10/18/24
 Service Point: Commercial - Electric

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Constant | Consumption |
|--------------|-------------|-----------------|--------------|----------------|-------------|
| 22508695 | 29 | 48832 | Regular | 1 | 7797 KWH |
| 22508695 | 29 | 23.86 | Regular | 1 | 23.86 KW |

Basic Monthly Charge \$ 21.00
 Energy Charge (\$0.06276 per kWh) 489.34
 Tax Exempt Fuel Cost (\$0.02985 per kWh) 232.74
 Taxable Fuel Cost (\$0.00511 per kWh) 39.84
 City of Jacksonville Franchise Fee 23.49
 Gross Receipts Tax 20.68

Total Current Electric Charges \$ 827.09

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 09/18/24 - 10/17/24 Reading Date: 10/17/24
 Service Point: Commercial - Water/Sewer

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 83715247 | 29 | 2351 | Regular | 1 | 41000 GAL |

Basic Monthly Charge \$ 31.50
 Water Consumption Charge 76.26
 City of Jacksonville Franchise Fee 3.23

Total Current Water Charges \$ 110.99

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 09/18/24 - 10/17/24 Reading Date: 10/17/24
 Service Point: Commercial - Water/Sewer

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 83715247 | 29 | 2351 | Regular | 1 | 41000 GAL |

Basic Monthly Charge \$ 52.88
 Sewer Usage Charge 261.99
 City of Jacksonville Franchise Fee 9.45

Total Current Sewer Charges \$ 324.32

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 12319 WYNNFIELD LAKES DR
 Service Period: 09/23/24 - 10/17/24 Reading Date: 10/17/24
 Service Point: Irrigation 1 - Commercial

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 74759726 | 17 | 32784 | Regular | 2 | 0 GAL |
| 99436210 | 7 | 43 | Regular | 2 | 43000 GAL |

Basic Monthly Charge \$ 100.80
 Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35
 Tier 2 Consumption (> 14 kgal @ \$4.33) 125.56
 City of Jacksonville Franchise Fee 8.39

Total Current Irrigation Charges \$ 288.10

ELECTRIC SERVICE

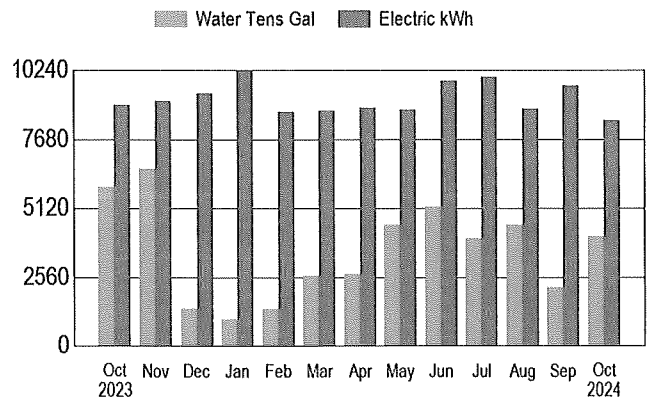
Billing Rate: General Service
 Service Address: 12397 WYNNFIELD LAKES DR APT SG01
 Service Period: 09/19/24 - 10/18/24 Reading Date: 10/18/24
 Service Point: Commercial - Electric

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Constant | Consumption |
|--------------|-------------|-----------------|--------------|----------------|-------------|
| 24081122 | 29 | 49630 | Regular | 1 | 590 KWH |

Basic Monthly Charge \$ 21.00
 Energy Charge (\$0.06276 per kWh) 37.03
 Tax Exempt Fuel Cost (\$0.02985 per kWh) 17.61
 Taxable Fuel Cost (\$0.00511 per kWh) 3.01
 City of Jacksonville Franchise Fee 2.36
 Gross Receipts Tax 2.08

Total Current Electric Charges \$ 83.09

CONSUMPTION HISTORY



| | 1 Year Ago | Last Month | This Month | Average Daily |
|--------------------|------------|------------|------------|---------------|
| Total kWh Used | 8,948 | 9,666 | 8,387 | 289 |
| Total Gallons Used | 59,000 | 22,000 | 41,000 | 1,414 |



1872 Everlee Road
Jacksonville, FL 32216

www.koehnoutdoor.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 10/15/24 | 7665 |
| Terms | Due Date |
| Net 30 | 11/14/24 |

| 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 |
|------------|----------|
| \$800.44 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|--------------|---|------------|-----------------|---------------|-----------------|
| | #6258 - 26 September 2024 Irrigation audit repairs | | \$800.44 | \$0.00 | \$800.44 |
| | Repairs based on current irrigation audit | | | | |
| | Entrance wall controller | | \$800.44 | \$0.00 | \$800.44 |
| Total | | | \$800.44 | \$0.00 | \$800.44 |



1872 Everlee Road
Jacksonville, FL 32216

www.koehnoutdoor.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 11/01/24 | 7666 |
| Terms | Due Date |
| Net 30 | 12/01/24 |

| 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 |
|------------|----------|
| \$5,720.23 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------------------------------------|------------|------------|-----------|------------|
| | November 2024 Landscape Management | | \$5,720.23 | \$0.00 | \$5,720.23 |
| | November 2024 Landscape Management | | \$5,720.23 | \$0.00 | \$5,720.23 |
| | Total | | \$5,720.23 | \$0.00 | \$5,720.23 |

APPROVED

By lihernandez at 3:56 pm, Nov 05, 2024



Invoice

Date
Invoice#

11/1/2024
131295625529

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

| | |
|----------|------------|
| Terms | Net 20 |
| Due Date | 11/21/2024 |
| PO # | |

| |
|---|
| Bill To |
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246 |

| |
|---|
| Ship To |
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246 |

| Item | Description | Qty | Units | Amount |
|--------------|--|-----|-------|----------|
| WM-CHEM-BASE | Water Management Seasonal Billing Rate | 1 | ea | \$736.04 |

APPROVED
By lihernandez at 1:10 pm, Oct 21, 2024

Subtotal \$736.04
Tax \$0.00
Total \$736.04

Amount Paid/Credit Applied \$0.00
Balance Due \$736.04



131295625529

Poolsure Standard Terms & Conditions

1. These Standard Terms & Conditions govern the relationship between Poolsure and the other party (the "Customer") to the Estimate, Work Order, or similar document ("Work Authorization") to which these Standard Terms & Conditions are attached. As herein, (i) the term "Equipment" means any and all controllers, tanks, or other equipment sold, leased, or otherwise provided to Customer by Poolsure, if any; (ii) the term "Chemicals" means any and all chemicals provided by Poolsure to the Customer to maintain the chlorine, pH, alkalinity levels, calcium and cyanuric acid levels, and other water chemistry of Customer's swimming pools and other bodies of water (collectively, "Pools"), if any; and (iii) the term "Services" means any and all services furnished by Poolsure to Customer, including but not limited to maintenance and repair services, if any. The specific Equipment, Chemicals, and Services and the terms upon which Poolsure agrees to provide the same to Customer are included on the Work Authorization. The provision of Equipment, Chemicals, and/or Services by Poolsure to Customer is referred to herein as the "Work". Poolsure agrees to perform the Work as described in the Work Authorization, and Customer agrees to provide Poolsure reasonable access to the area(s) where Work is to be performed.
 2. **Leased Equipment.** All leased Equipment (and any replacement thereof), shall remain the sole property of Poolsure, and shall be returned to Poolsure at the end of the lease term in good working condition, reasonable wear and tear excepted. If the leased Equipment is not returned within 60 days of the expiration of the lease term, then Customer agrees to pay Poolsure an amount equal to the then current purchase price of each piece of the leased Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Poolsure. All leased Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Poolsure. At Customer's sole cost and expense, Customer shall (a) protect and defend Poolsure's ownership of and title to the leased Equipment from and against all persons claiming against or through Customer, (b) at all times keep the leased Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Poolsure immediate written notice of any matter described in this sentence, and (d) cooperate with Poolsure to promptly remove any encumbrance described in this sentence. Customer shall keep the leased Equipment at the approved delivery and storage location and shall not remove them or allow any of the leased Equipment to be removed without Poolsure's prior, written consent, unless otherwise noted on the Work Authorization.
 3. **Water Chemistry and Maintenance of Equipment.** Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Poolsure having agreed to provide the Chemicals and/or Equipment as a tool to assist Customer in connection therewith, as applicable. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Poolsure of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced. Poolsure's sole responsibility hereunder is to supply Chemicals, sell and/or lease the Equipment, and/or to repair such Equipment as expressly requested by Customer and agreed to by Poolsure; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. Any leased Equipment and feed system may only be used to feed approved chemicals provided by Poolsure. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of leased Equipment. Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Poolsure is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law. In the event the leased Equipment is damaged, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer's officers, employees, agents, contractors (other than Poolsure) or invitees, to the extent such damage is not covered by any warranties or insurance, Poolsure may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Poolsure immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law, if less) and reasonable attorneys' fees and costs incurred by Poolsure in collecting such amount from Customer. Any work so performed by Poolsure shall not deprive Poolsure of any of its rights, remedies, or actions against Customer for such damage.
 4. **Payment to Poolsure.** In consideration of the Work to be performed by Poolsure, Customer agrees to pay Poolsure, without reduction or set-off, the fees set forth in the Work Authorization. If payment in full is not received timely, then interest shall accrue on such unpaid amounts from the applicable due date until paid in full at the lesser of one and one-half percent (1.50%) per month and the maximum monthly interest rate permitted to be charged by law. Any pricing provided in the Work Authorization may be adjusted by Poolsure upon thirty (30) days prior written notice to Customer.
 5. **Warranties by Poolsure.** All Services performed by Poolsure will be provided in a good and workmanlike manner; provided that Poolsure makes no warranty with respect to any 3rd party lab testing utilized by Poolsure. Customer's sole remedy with respect to the warranty provided on Services is the reperformance of the Services by Poolsure. Poolsure makes no warranty with respect to the Chemicals or the Equipment, but Poolsure will assign or "pass-through" any manufacturer or 3rd party laboratory warranties to the extent the same may be assigned to Customer. POOLSURE SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THE WORK AUTHORIZATION IN THEIR "AS IS" CONDITION. EXCEPT AS SET FORTH IN THIS SECTION, POOLSURE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE SERVICES, CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. POOLSURE SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES SUFFERED BY CUSTOMER OR BY ANY OTHER PERSON FOR, AND CUSTOMER EXPRESSLY WAIVES ANY RIGHT TO HOLD POOLSURE LIABLE HEREUNDER FOR, ANY CLAIMS, DEMANDS AND LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF SERVICES OR THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION OF THE CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT LIMITATION, INJURY TO PERSONS OR PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. Poolsure is not the manufacturer of the Equipment or Chemicals, or the manufacturer's agent.
 6. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD POOLSURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THE WORK AUTHORIZATION OR THESE STANDARD TERMS & CONDITIONS; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES, INCLUDING BUT NOT LIMITED TO CUSTOMER'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF POOLSURE, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER, ITS OFFICERS, AGENTS, MANAGERS, CONTRACTORS EMPLOYEES AND/OR INVITEES. IN NO EVENT SHALL POOLSURE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THE WORK AUTHORIZATION, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.
- NOTWITHSTANDING THE FOREGOING, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING (CUSTOMER'S FLOORING) THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF POOLSURE IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS POINT FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST POOLSURE FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF POOLSURE, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO POOLSURE'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES POOLSURE FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM POOLSURE'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.
- To the extent there is any conflict between the terms of this Section and the terms of any other agreement entered into between Poolsure and Customer, the terms of this Section shall control.
7. **Customer Event of Default.** The occurrence of any of the following shall constitute an event of default by Customer (a "Customer Event of Default"): (a) Customer fails to timely pay any payment when due to Poolsure; (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of any leased Equipment or any items thereof, except as expressly permitted herein; (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising hereunder and such failure continues for a period of fifteen (15) days after written notice thereof by Poolsure; (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation.
 8. **Remedies Upon Customer Event of Default.** Upon the occurrence of any Customer Event of Default, Poolsure may at its option do any or all of the following: (a) By written notice to Customer, immediately terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals. As a result of the termination, Poolsure may enter upon Customer's property and remove any leased Equipment without liability of any kind or nature for so doing, or Poolsure may demand that Customer remove and return the leased Equipment, all at Customer's sole cost and expense; or (b) Exercise any other right or remedy which may be available to Poolsure under any applicable law or proceed by appropriate court action, without affecting Poolsure's title or right to possession of the leased Equipment, to enforce the terms hereof or to recover damages from the Customer Event of Default or to terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals.
 9. **Insurance.** Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all losses and the use, operation, and replacement of the leased Equipment and/or Chemicals. Upon written request by Poolsure, Poolsure shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer, and Customer shall deliver a certificate of insurance or other reasonable documentation to Poolsure within ten (10) days of such request.
 10. **Miscellaneous.** The Work Authorization and these Standard Terms & Conditions and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Texas, excluding its conflicts of laws provisions, and in the event of a dispute arising under or in connection with the Work Authorization or these Standard Terms & Conditions, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Harris County, Texas, and agree that venue is proper and convenient in such forum. Poolsure shall not be liable for default in the performance or discharge of any duty or obligation under the Work Authorization or these Standard Terms & Conditions, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Poolsure's reasonable control. The Work Authorization may be signed in multiple counterparts (including electronically), each of which will be considered an original and all of which together will constitute a whole. The failure of either party to enforce any of the rights given to it under the Work Authorization or these Standard Terms & Conditions shall not be construed as a waiver of the right of such party to exercise any such right as to any subsequent violations of the Work Authorization and these Standard Terms & Conditions. Except as specifically set forth herein, neither party shall assign the Work Authorization or its rights or obligations thereunder without the prior written consent of the other party. The Work Authorization and these Standard Terms & Conditions shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and permitted assigns. The Work Authorization and these Standard Terms & Conditions constitute the entire agreement between the parties with respect to the matters set forth herein. Any change, addition, deletion or other modification to the Work Authorization and these Standard Terms & Conditions shall be null and void unless in writing and signed by both parties. All notices required to be provided in writing hereunder shall be sent to the party in question at its address set forth on the Work Authorization, by hand delivery or international delivery service, return receipt requested. In the event of any controversy, claim or dispute between the parties hereto, arising out of or relating to the Work Authorization or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs. The provisions of these Standard Terms & Conditions which by their nature require some action or forbearance after termination of the Work Authorization or completion of the Work (including but not limited to those related to indemnities) shall survive and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.

Shannon Thomas

The Writing Sheep Calligraphy

4478 Capital Dome Drive
Jacksonville, FL 32246
904-252-2641
thewritingsheep@gmail.com

12124TO
Wynnfield Lakes CDD
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

INVOICE

INVOICE # WynnfieldLakes120124
DATE November 5, 2024

FOR Christmas Ornament Calligraphy

| Description | Amount |
|---|---------------------|
| Christmas Calligraphy Ornaments – December 13, 2024 | \$500 |
| 2 hours and 115 Ornaments | |
| Additional Ornaments \$150 (per 50) | - |
| | 001.320.57200.49400 |
| Total | \$500.00 |

Make all checks payable to Shannon Thomas
Payment is due within 30 days.

If you have any questions concerning this invoice, contact Shannon Thomas at 904-252-2641

THANK YOU FOR YOUR BUSINESS!



INVOICE

Page: 1

Please Remit Payment to:
 Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI122770
 Invoice Date: 11/1/2024

Bill
 To: Wynnfield Lakes CDD
 c/o Vesta Property Services
 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246

Ship
 To: Wynnfield Lakes CDD
 c/o Vesta Property Services
 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246
 United States

APPROVED
By lihernandez at 4:03 pm, Nov 05, 2024

| | | | |
|-----------|-----------|---------------|-----------|
| Ship Via | | Customer ID | 12907 |
| Ship Date | 11/1/2024 | P.O. Number | |
| Due Date | 12/1/2024 | P.O. Date | 11/1/2024 |
| Terms | Net 30 | Our Order No. | |

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|------------------------|------|-----------|----------|------------|-------------|
| Annual Maintenance | | 1 | 1 | 772.00 | 772.00 |
| November Billing | | | | | |
| 11/1/2024 - 11/30/2024 | | | | | |
| Lake 1 | | | | | |
| Lake 2 | | | | | |
| Lake 3 | | | | | |
| Lake 4 | | | | | |
| Lake 5 | | | | | |
| Lake 6 | | | | | |
| Lake Front | | | | | |
| Lake-ALL | | | | | |
| Fountain 1 | | | | | |
| Fountain 2 | | | | | |
| Fountain 3 | | | | | |

| | | | |
|------------------------------|--------|-------------------|---------------|
| Amount Subject to Sales Tax | 0.00 | Subtotal: | 772.00 |
| Amount Exempt from Sales Tax | 772.00 | Invoice Discount: | 0.00 |
| | | Total Sales Tax | 0.00 |
| | | Payment Amount: | 0.00 |
| | | Total: | 772.00 |

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: November-24

Amount per each: \$70.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: November-24

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

28-16690-73007
WYNNFIELD LAKES CDD
11/01/24-11/30/24
10/25/2024
9707105-2224-8

How to Contact Us

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

Your Payment is Due

Nov 24, 2024

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$233.36

If payment is received after 11/24/2024: **\$ 239.19**

| Previous Balance | 233.20 | + | Payments | (233.20) | + | Adjustments | 0.00 | + | Current Invoice Charges | 233.36 | = | Total Account Balance Due | 233.36 |
|------------------|--------|---|----------|----------|---|-------------|------|---|-------------------------|--------|---|---------------------------|--------|
|------------------|--------|---|----------|----------|---|-------------|------|---|-------------------------|--------|---|---------------------------|--------|

| DETAILS OF SERVICE | | | | |
|---|----------|--------|-----------------------------|---------------|
| Details for Service Location: Wynnfield Lakes Cdd, 12319 Wynnfield Lakes Dr, Jacksonville FL 32246 | | | Customer ID: 28-16690-73007 | |
| Description | Date | Ticket | Quantity | Amount |
| Gate Service 1X Week | 11/01/24 | | 1.00 | 12.96 |
| 6 Yard Dumpster 1X Week | 11/01/24 | | 1.00 | 162.04 |
| Energy Surcharge | | | | 24.45 |
| DUVAL CM 17% FRANCHISE FEE | | | | 33.91 |
| Total Current Charges | | | | 233.36 |

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



WASTE MANAGEMENT INC. OF FLORIDA
WM OF JACKSONVILLE
PO BOX 3020
MONROE, WI 53566-8320
(904) 260-1592
(866) 381-9369

| Invoice Date | Invoice Number | Customer ID (Include with your payment) |
|------------------------------|----------------|--|
| 10/25/2024 | 9707105-2224-8 | 28-16690-73007 |
| Payment Terms | Total Due | Amount |
| Total Due by 11/24/2024 | \$233.36 | |
| If Received after 11/24/2024 | \$239.19 | |

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$233.36.

2224000281669073007097071050000002333600000023336 7

I0290C64

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



224-0066227-2224-4

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



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

HOW TO READ YOUR INVOICE

| | | |
|--|---------------------------------------|--|
| How to contact us Visit wm.com/MyWM | Your Payment Due 10/25/2022 | Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small> |
|--|---------------------------------------|--|

| | | | | | | | | |
|------------------|---|------------|---|-------------|---|-------------------------|---|---------------------------|
| Previous Balance | + | Payments | + | Adjustments | + | Current Invoice Charges | = | Total Account Balance Due |
| \$123.45 | | (\$123.45) | | 0.00 | | \$123.45 | | \$123.45 |

| Description | Temp. Fee | Qty | Unit | Amount |
|----------------------------------|-----------|-----|------|--------|
| REGISTRATION | | | | 10.00 |
| MIN STATE SOLID WASTE TAX @ 7.5% | | | | 25.45 |
| COUNTY ENVIRONMENTAL CHARGE | | | | 128.45 |

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills. Learn more at wm.com/payments.



What to Expect

- **Expanded payment options.** Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.*
- **Anytime, anywhere payments.** Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.
- **Complete hub for account activity.** Continue to view and manage your bills directly from My WM (wm.com/mywm).

**Convenience fee may apply. Paymentus will charge a convenience fee of \$1.99 for residential services and \$9.99 for non-residential services for each payment made by debit/credit card or digital wallet, except where precluded by contract or applicable law. Payments made by direct debit from a bank account will not incur a convenience fee.*

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.

| | |
|--|--|
| <input type="checkbox"/> Check Here to Change Contact Info | <input type="checkbox"/> 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 | Email |
| Address 2 | |
| City | Date |
| State | |
| Zip | Bank Account Holder Signature |
| Email | |
| Date Valid | |

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.

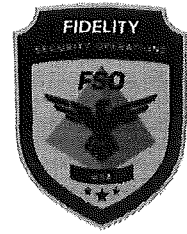
In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to 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)

INVOICE

Fidelity Security Operations
8081 Phillips Hwy Ste 12
Jacksonville, FL 32256

admin@FSOFL.com
+1 (904) 770-5111
https://fsofl.com/



Bill to

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

APPROVED

By lihernandez at 4:03 pm, Nov 05, 2024

Invoice details

Invoice no.: 24-0540
Terms: Net 30
Invoice date: 11/04/2024
Due date: 12/04/2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|--------------------|-------------------------------------|-----|---------|------------|
| 1. | 10/26/2024 | Unarmed Officer | Hours of Guard Service for the Week | 48 | \$27.00 | \$1,296.00 |
| 2. | 11/02/2024 | Unarmed Officer | Hours of Guard Service for the Week | 48 | \$27.00 | \$1,296.00 |

Total \$2,592.00

Ways to pay



[View and pay](#)

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)





PO BOX 740608
CINCINNATI OH 45274-0608

PHONE: 904-396-5805
WEB: flapest.com
Text: 352-376-2661

| | | |
|----------------------------------|-----------------------------------|----------------------------|
| Bill To Number 2750388 | Invoice Date 11/18/2024 | Amount Due 45.00 |
|----------------------------------|-----------------------------------|----------------------------|

INVOICE# 70417224 Wynnfield Lakes Cdd



INVOICE DETAIL

Thank you for allowing us to provide the following services:

| | |
|---------------------------------|-------|
| PEST CONTROL MAINTENANCE | 45.00 |
| Wynnfield Lakes Cdd | |
| 12319 WYNNFIELD LAKES DR | |
| JACKSONVILLE , FL ON 11/18/2024 | |

APPROVED
By lihernandez at 2:01 pm, Nov 21, 2024

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

| | |
|-----------------------------|----------------------------------|
| Bill To #: 2750388 | Date: 11/18/2024 |
| Due Date: 12/18/2024 | Invoice #: 70417224 |
| Amount Due: 45.00 | Amount Paid: <u>45.00</u> |
| Check No.: _____ | |

Seq#: 000001
 Wynnfield Lakes Cdd
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

|||||
 FLORIDA PEST CONTROL
 PO BOX 740608
 CINCINNATI OH 45274-0608

002750388000000000070417224000004500202412180009



830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
 Blvd, PO BOX 740608,
 Jacksonville, FL, 32210-7830
 904-396-5805
 999-999-9999

Summary of Service

Client: 2750388
 Wynnfield Lakes Cdd
 475 W Town Pl Ste 114
 St Augustine FL 32092-3649
 (954) -72-1-8681

Location: 2750388
 Wynnfield Lakes Cdd
 12319 WYNNFIELD LAKES DR
 JACKSONVILLE FL, 32246-4241

Time In: 11-18-2024 13:11:08
Time Out: 11-18-2024 13:43:04

Issue :Multiple Worksites

11-18-2024 13:43:04

With thanks, Cody Haley

In case of poisoning call Poison Control Center @1-800-222-1222

License/Certifications:

| Order # / Invoice | Status | Service Date | Service Description | Visit Type |
|-------------------|-----------|--------------|------------------------------------|---------------------|
| 70417224 | Completed | 11-18-2024 | GENERAL PEST CONTROL - MAINTENANCE | SERVICE MAINTENANCE |

Recommendations

| Area/Device | Recommendation | Severity | Status | Date |
|-------------|--|----------|---------|------------|
| EXTERIOR | Trees/vegetation touching house/building. Trim to prevent pest entry to structure. | Low | PENDING | 07-12-2023 |
| EXTERIOR | Trees/vegetation touching house/building. Trim to prevent pest entry to structure. | Low | PENDING | 06-23-2023 |
| EXTERIOR | Keeping trees/vegetation away from the house helps prevent pest entry to structure. | Low | PENDING | 05-12-2023 |
| EXTERIOR | Pipes extending through wall allowing pest access. Please fill in gaps between pipes and wall to prevent pest entry. | Low | PENDING | 04-20-2023 |

EXTERIOR Pipes extending through wall allowing pest access. Please fill in gaps Low PENDING 02-20-2023
between pipes and wall to prevent pest entry.

Device Summary

| Type | With Activity | Without Activity | Unserviceable | Total Inspected |
|------------------|---------------|------------------|---------------|-----------------|
| Inspection Point | 0 | 1 | 0 | 1 |

Material Application Summary

| Material Applied | EPA# | Dilution (%) | Concentrate Applied | Quantity | UOM | Application Method |
|---------------------------|----------|--------------|---------------------|----------|-----|--------------------|
| MaxForce Complete (Bayer) | 432-1255 | 1 | 8 | 8 | OZ | Area |

Targeted Pests: Ant, Ant - General
Area/Device of Application: EXTERIOR
Equipment Used: Dust Bulb
Active Ingredient(s): Hydramethylon
Comments: Treated playground with granular insecticide for ant control.

| | | | | | | |
|-----------------|-----------|----------|---------|-----|----|------|
| Bifen I/T (GPC) | 53883-118 | 0.020367 | 0.74762 | 290 | OZ | Area |
|-----------------|-----------|----------|---------|-----|----|------|

Targeted Pests: Occasional Invader, Occasional invader, Cockroach, Cockroach - General
Area/Device of Application: EXTERIOR
Equipment Used: Power Sprayer
Active Ingredient(s): Bifenthrin
Comments: Sprayed eaves and around windows with liquid treatment for pest prevention. Treated exterior foundation with liquid treatment for pest prevention.

Totals

| Material Applied | EPA# | Quantity | UOM |
|---------------------------|-----------|----------|-----|
| MaxForce Complete (Bayer) | 432-1255 | 8 | OZ |
| Bifen I/T (GPC) | 53883-118 | 290 | OZ |

General Comments:

Treated playground with granular insecticide for ant control. Treated exterior perimeter foundation, doors, windows, and reachable eaves with liquid insecticide. Cobweb dusted eaves and surrounding areas. Performed visual inspection for any ant or invader activity. Thank you for your business.

PRODUCT LABELS & SAFETY DATA SHEETS

Product Labels & Safety Data Sheets, please visit: <https://licensed.com/orgs/rentokil/public/chemicals>
For NY customers, please select 'NY' as your locale



830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
Blvd, PO BOX 740608,
Jacksonville, FL, 32210-7830
904-396-5805
999-999-9999

Detailed Report

Client: 2750388
Wynnfield Lakes Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649
(954) -72-1-8681

Location: 2750388
Wynnfield Lakes Cdd
12319 WYNNFIELD LAKES DR
JACKSONVILLE FL, 32246-4241

Site: All Areas, All Floors, All Zones

EXTERIOR

No Activity @ 11-18-2024 13:41:41

Goose Masters of Northeast Florida, LLC
 1820 State Rd. 13 N Ste-11-46
 Saint Johns, FL 32259
 (904) 806-0620



INVOICE # 180-1124
 DATE: November 25, 2024

| BILL TO: | SHIP TO: | PO/CONTRACT #: |
|--|---|----------------|
| Vesta Property Services c/o Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 lihernandez@vestapropertyservices.com Lina Hernandez tcessna@gmssf.com Tizianna Cessna | Wynnfield Lakes CDD Jacksonville, FL | |

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|--------------|------------------------|------------|----------|
| Week Ending: | Goose Control Services | | |
| 11/02/24 | | \$300.00 | \$300.00 |
| 11/09/24 | | \$300.00 | \$300.00 |
| 11/16/24 | | \$300.00 | \$300.00 |
| 11/23/24 | | \$300.00 | \$300.00 |
| 11/30/24 | | \$300.00 | \$300.00 |

APPROVED
 By lihernandez at 2:02 pm, Nov 21, 2024

| | | |
|--|------------------|-------------------|
| | SUBTOTAL | \$1,500.00 |
| | SALES TAX | n/a |
| | TOTAL DUE | \$1,500.00 |

Thank you for your business!

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

Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

Wynnfield Lakes CDD
Daniel Laughlin
47 West Town Place, Suite 114
St. Augustine, FL 32092

November 11, 2024
Invoice # 192220

Project 0000021827.0000 Wynnfield Lakes CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Board Coordination
- CDD Meeting
- Correspondence with COJ
- Work on Public Facilities Report

Please call Alex Acree if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

Professional Services through October 31, 2024

| Phase | 0001 | Engineering Services | | | |
|-------|------|------------------------|--------------|-------------|---------------|
| | | | Hours | Rate | Amount |
| | | Project Engineer, EI 3 | 2.00 | 190.00 | 380.00 |
| | | Project Administrator | .25 | 120.00 | 30.00 |
| | | Total Labor | | | 410.00 |

| Phase | 0002 | Public Facilities Report | | | |
|-------------------|------|--------------------------|--------------|-------------|-----------------|
| | | | Hours | Rate | Amount |
| | | Sr. Planner 1 | 4.50 | 210.00 | 945.00 |
| | | Total Labor | | | 945.00 |
| Total Due: | | | | | 1,355.00 |

Billed to Date

| | Current Due | Prior Billed | Billed to Date |
|---------------|-----------------|------------------|------------------|
| Labor | 1,355.00 | 11,992.50 | 13,347.50 |
| Expense | 0.00 | 55.48 | 55.48 |
| Unit | 0.00 | 63.83 | 63.83 |
| Interest | 0.00 | 33.69 | 33.69 |
| Totals | 1,355.00 | 12,145.50 | 13,500.50 |



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

Invoice

Date
Invoice#

12/1/2024
131295626134

| | |
|----------|------------|
| Terms | Net 20 |
| Due Date | 12/21/2024 |
| PO # | |

| Bill To |
|---|
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246 |

| Ship To |
|---|
| Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246 |

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

| Item | Description | Qty | Units | Amount |
|--------------|--|-----|-------|----------|
| WM-CHEM-BASE | Water Management Seasonal Billing Rate | 1 | ea | \$736.04 |

Subtotal \$736.04

Tax \$0.00

Total \$736.04

Amount Paid/Credit Applied \$0.00

Balance Due \$736.04

APPROVED

By lihernandez at 2:01 pm, Nov 21, 2024



131295626134



Adam W. Herbert
University Center

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

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

Invoice

User

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

Invoice Number: UC20611

Invoice Date: 11/21/2024
Due Date: 12/21/2024
Event Name: Wynnfield Lakes
Reservation No.: 186457
Phone: 904-940-5850 x 400
Fax: 904-940-5899
Email Address: chogge@gmsnf.com
Event Coordinator: Sarina Steffen

Bookings / Details

Quantity Price Amount

Wednesday, November 20, 2024

**6:00 PM - 9:30 PM Wynnfield Lakes (Confirmed w/Authorization) Room
1020 - Seminar Room**

| | | | |
|---|---|----------|----------|
| Room Charge: (\$200.00 per Half Day) | 1 | \$200.00 | \$200.00 |
| UC - Audiovisual: | | | |
| 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 | \$200.00 |
| UC - Audiovisual | \$50.00 |
| Subtotal | \$250.00 |
| Grand Total | \$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

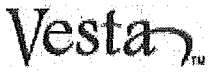
Please feel free to call us at (904) 620-4222 if we can be of any further assistance. Thank you again for choosing the Herbert University Center.

Adam W. Herbert University Center

Invoice Number: UC20611

Bookings / Details

Quantity Price Amount



Invoice

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

Invoice # 422860
Date 11/01/2024
Terms Net 30
Due Date 12/01/2024
Memo Monthly Fees

Bill To

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

| Description | Quantity | Rate | Amount |
|----------------------------------|----------|----------|----------|
| Field Op Management 320 538 3411 | 1 | 2,391.67 | 2,391.67 |
| Amenity Management 320 572 343 | 1 | 6,743.75 | 6,743.75 |
| Facility Attendants 457 | 1 | 1,020.83 | 1,020.83 |
| General Facility Maintenance 466 | 1 | 1,561.67 | 1,561.67 |
| Pool Maintenance 462 | 1 | 1,251.83 | 1,251.83 |
| Janitorial 06201 | 1 | 789.17 | 789.17 |

Total 13,758.92



Final Details for Order #112-8153398-3904213

Order Placed: October 15, 2024
PO number : Cleaning Supplies
Amazon.com order number: 112-8153398-3904213
Order Total: \$79.95

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

| Shipped on October 15, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 of: X05515 Replacement Filter for Bottleless Water Coolers Sold by: Just Great Water (seller profile) Business Price Condition: New | \$79.95 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$79.95 Shipping & Handling: \$0.00 ----- Total before tax: \$79.95 Sales Tax: \$0.00 ----- |
| Shipping Speed: Standard Shipping | Total for This Shipment: \$79.95 ----- |

| Payment information | |
|--|---|
| Payment Method: MasterCard Last digits: 1515 | Item(s) Subtotal: \$79.95 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$79.95 Estimated Tax: \$0.00 ----- Grand Total: \$79.95 |
| Credit Card transactions | MasterCard ending in 1515: October 15, 2024: \$79.95 |

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



Final Details for Order #112-4218181-1056231

Order Placed: October 15, 2024
PO number : Cleaning Supplies
Amazon.com order number: 112-4218181-1056231
Seller's order number: 3946848
Order Total: \$46.64

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

| Shipped on October 15, 2024 | |
|---|--|
| Items Ordered | Price |
| 1 of: <i>Scott Choose-A-Sheet Paper Towel, White</i> | \$46.64 |
| Sold by: OfficeWorld Store (seller profile) | |
| Business Price | |
| Condition: New | |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$46.64 Shipping & Handling: \$0.00 ----- Total before tax: \$46.64 Sales Tax: \$0.00 ----- |
| Shipping Speed: Two-Day Shipping | Total for This Shipment: \$46.64 ----- |

| Payment information | |
|--|---|
| Payment Method: MasterCard Last digits: 1515 | Item(s) Subtotal: \$46.64 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$46.64 Estimated Tax: \$0.00 ----- Grand Total: \$46.64 |
| Credit Card transactions | MasterCard ending in 1515: October 16, 2024: \$46.64 |

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



Final Details for Order #112-8346127-0594612

Order Placed: October 15, 2024
PO number : Cleaning Supplies
Amazon.com order number: 112-8346127-0594612
Order Total: \$94.50

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

| Shipped on October 15, 2024 | |
|---|--|
| Items Ordered | Price |
| 1 of: <i>Elkay 51300C WaterSentry Lead + Microplastics NSF/ANSI Certified Filter (Bottle Fillers)</i> Sold by: Amazon (seller profile) Business Price Condition: New | \$69.21 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$69.21 Shipping & Handling: \$0.00 ----- Total before tax: \$69.21 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | Total for This Shipment: \$69.21 ----- |

| Shipped on October 15, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 of: <i>taylor Replacement Reagent Refill Kits - Basic Refill Kit - 2 oz.</i> Sold by: National Hardware Supply (seller profile) Condition: New | \$25.29 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$25.29 Shipping & Handling: \$0.00 ----- Total before tax: \$25.29 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | Total for This Shipment: \$25.29 ----- |

| Payment information |
|---------------------|
|---------------------|

Payment Method:
MasterCard | Last digits: 1515

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

Item(s) Subtotal: \$94.50
Shipping & Handling: \$0.00

Total before tax: \$94.50
Estimated Tax: \$0.00

Grand Total: \$94.50

Credit Card transactions MasterCard ending in 1515: October 16, 2024: \$94.50

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

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Final Details for Order #112-8263505-9515453

Order Placed: October 15, 2024
PO number : Office Supplies
Amazon.com order number: 112-8263505-9515453
Order Total: \$34.48

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

| Shipped on October 17, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 Of: <i>Scotch Heavy Duty Shipping and Moving Packing Tape, Clear, Packing and Moving Supplies, 1.88 in. x 22.2 yd., 6 Tape Rolls with Dispensers</i> Sold by: Amazon (seller profile) Business Price Condition: New | \$14.99 |
| 1 Of: <i>Amazon Basics Multipurpose Copy Printer Paper, 8.5" x 11", 20 lb, 3 Reams, 1500 Sheets, 92 Bright, White</i> Sold by: Amazon (seller profile) Business Price Condition: New | \$19.49 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$34.48 Shipping & Handling: \$0.00 ----- Total before tax: \$34.48 Sales Tax: \$0.00 ----- |
| Shipping Speed: Amazon Day Delivery | Total for This Shipment: \$34.48 ----- |

| Payment information | |
|--|---|
| Payment Method: MasterCard Last digits: 1515 | Item(s) Subtotal: \$34.48 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$34.48 Estimated Tax: \$0.00 ----- Grand Total: \$34.48 |

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



Final Details for Order #112-4626336-5471442

Order Placed: October 15, 2024
PO number : Pool Repair
Amazon.com order number: 112-4626336-5471442
Order Total: \$92.16

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

| Shipped on October 16, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 Of: <i>Lumiadot Flip Gate Latch Lock with Padlock Hole 3Pack, 3.5mm Heavy Duty Aluminum Alloy Adjustable Door Latch for Sliding Swing Open Door, Outdoor Gate, Wooden Fence, Barn Door, Shed, Garage, Yard</i> Sold by: Lumiadot (seller profile) Condition: New | \$56.99 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$56.99 Shipping & Handling: \$0.00 ----- Total before tax: \$56.99 Sales Tax: \$0.00 ----- |
| Shipping Speed: Delivery in fewer trips to your address | Total for This Shipment: \$56.99 ----- |

| Shipped on October 17, 2024 | |
|---|--|
| Items Ordered | Price |
| 1 Of: <i>HelloAuto 10MM Ball Stud Mounting Bracket, 4PCS Black Ball for Gas Spring Gas Struts Lift Supports Shocks with Screws, Pack of 4</i> Sold by: HelloAuto (seller profile) Condition: New | \$12.59 |
| 1 Of: <i>(4 Pack) 10mm Ball Studs with Hardware - 5/16-18 Thread x 1/2" Long Shank - Gas Lift Support Strut Fitting</i> Sold by: onlineservices (seller profile) Condition: New | \$9.99 |
| 1 Of: <i>HelloAuto 10MM Ball Stud Mounting Bracket, 4PCS Black Ball for Gas Spring Gas Struts Lift Supports Shocks Prop with Screws, Pack of 4</i> Sold by: HelloAuto (seller profile) Condition: New | \$12.59 |
| Shipping Address: Ken Thomas | Item(s) Subtotal: \$35.17 Shipping & Handling: \$0.00 |

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

Total before tax: \$35.17
Sales Tax: \$0.00

Shipping Speed:
Delivery in fewer trips to your address

Total for This Shipment: \$35.17

Payment information

Payment Method:
MasterCard | Last digits: 1515

Item(s) Subtotal: \$92.16
Shipping & Handling: \$0.00

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

Total before tax: \$92.16
Estimated Tax: \$0.00

Grand Total: \$92.16

Credit Card transactions

MasterCard ending in 1515: October 17, 2024: \$92.16

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

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How doers
get more done.

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 11306 10/17/24 01:47 PM
SALE CASHIER MICHAEL

046878566880 FM MENDER <A> 5.98N
ORBIT ZINC FEMALE HOSE MENDER
611918111353 HOSE BIBB <A> 21.58N
1/2 IN. STAINLESS HOSE BIBB QTR TURN

SUBTOTAL 27.56
SALES TAX 0.00

TAX EXEMPT

TOTAL \$27.56

XXXXXXXXXXXX1515 MASTERCARD

USD\$ 27.56

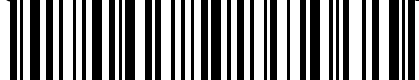
AUTH CODE 01779Q/6610075 TA

Chip Read

AID A0000000041010 Mastercard

P.O.#/JOB NAME: POOL REPAIRS

6365 10/17/24 01:47 PM



6365 61 11306 10/17/2024 6688

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 01/15/2025

You could win a \$1000 GiftCard!
Visit survey.walmart.com#7TNGGYDPFS4
For more details, see back of receipt.



WM Supercenter
904-223-0772 Mgr: JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 OP# 000222 TE# 19 TR# 01104
ITEMS SOLD 4
TC# 8906 9315 9559 8222 1585



| | | |
|--------------|----------------|---------|
| CH PMK 160CT | 004000060016 F | 24.92 0 |
| HSY MIN 185P | 003400094535 F | 19.97 0 |
| HSY AST 290P | 003400094533 F | 24.92 0 |
| 15OCT VRTY | 007046201036 F | 14.96 0 |
| | SUBTOTAL | 84.77 |
| | TOTAL | 84.77 |
| | MCARD TEND | 84.77 |

Mastercard **** * 6505 I 1

APPROVAL # 018800
REF # 429200870961
AID A000000041010
AAC 456A06C2D77E684F
TERMINAL # 53331415

*NO SIGNATURE REQUIRED
10/18/24 18:48:32
CHANGE DUE 0.00
CUSTOMER COPY



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

10/18/24 18:48:40



INVOICE

4985 Eisenhower Rd, STE 104
San Antonio, TX 78218
(888) 836-6025
sales@poolsupplyunlimited.com

Date: 10/21/2024
Invoice No. 30329310
Payment Method: Credit Card
Status: :YYMM

Billing: Wynnfield Lakes CDD
Ken Thomas
5385 North Nob Hill Road
Sunrise, FL 33351
Phone: (904) 377-6756

Shipping: Wynnfield Lakes CDD
Ken Thomas
12319 WYNNFIELD LAKES DR
JACKSONVILLE, FL 32246-4241
Phone: (904) 377-6756

| Item | Description | Qty | Rate | Amount |
|-------|-----------------------------------|-----|---------|---------|
| 46590 | Hammerhead Propeller Pin HH1010 | 1 | \$11.20 | \$11.20 |

Tax: \$0.84
Shipping: \$5.95
Total: \$17.99



Final Details for Order #112-8273780-9802615

Order Placed: October 25, 2024
Amazon.com order number: 112-8273780-9802615
Order Total: \$17.36

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

| Shipped on October 25, 2024 | |
|---|--|
| Items Ordered | Price |
| 1 Of: <i>Febreze Air Freshener Spray, Linen & Sky, Odor Fighter for Strong Odors, Room Spray, 8.8 Oz (2 Count)</i> Sold by: Amazon.com Condition: New | \$5.48 |
| 1 Of: <i>Amazon Basics Clear Thermal Laminating Plastic Paper Laminator Sheets - 11.5 x 9.0-Inch, 100-Pack, 3 mil</i> Sold by: Amazon (seller profile) Condition: New | \$11.88 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$17.36 Shipping & Handling: \$0.00 ----- Total before tax: \$17.36 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | Total for This Shipment: \$17.36 ----- |

| Payment information | |
|--|---|
| Payment Method: MasterCard Last digits: 1515 | Item(s) Subtotal: \$17.36 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$17.36 Estimated Tax: \$0.00 ----- Grand Total: \$17.36 |
| Credit Card transactions | MasterCard ending in 1515: October 25, 2024: \$17.36 |

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



Final Details for Order #112-4030667-9752220

Order Placed: October 28, 2024
PO number : Pool Repair
Amazon.com order number: 112-4030667-9752220
Order Total: \$162.99

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

| Shipped on October 28, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 Of: <i>American Supply Pool Lift Chair Cover for Aqua Creek Scout (Blue)</i> Sold by: My American Supply Co. (seller profile) Condition: New | \$149.50 |
| 1 Of: <i>Pool Putty for Leaks Underwater, 2 Part Epoxy Putty Set, Fix Leaks Cracks Underwater or Above, for Tile, Concrete, Fiberglass, Cement and Other Surfaces, 4oz</i> Sold by: Donaldus (seller profile) Condition: New | \$13.49 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$162.99 Shipping & Handling: \$0.00 ----- Total before tax: \$162.99 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | Total for This Shipment: \$162.99 ----- |

| Payment information | |
|--|---|
| Payment Method: MasterCard Last digits: 1515 | Item(s) Subtotal: \$162.99 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$162.99 Estimated Tax: \$0.00 ----- Grand Total: \$162.99 |
| Credit Card transactions | MasterCard ending in 1515: October 28, 2024: \$162.99 |

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



Final Details for Order #112-2668937-6780220

Order Placed: October 30, 2024
PO number : Lighting Repair
Amazon.com order number: 112-2668937-6780220
Order Total: \$74.25

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

| Shipped on October 31, 2024 | |
|--|--|
| Items Ordered | Price |
| 1 of: <i>Intermatic T103M Dial Timer Mechanism</i> Sold by: JD's Electrical Supplies (seller profile) Business Price Condition: New | \$74.25 |
| Shipping Address: Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States | Item(s) Subtotal: \$74.25 Shipping & Handling: \$0.00 ----- Total before tax: \$74.25 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | Total for This Shipment: \$74.25 ----- |

| Payment information | |
|--|---|
| Payment Method: MasterCard Last digits: 1515 | Item(s) Subtotal: \$74.25 Shipping & Handling: \$0.00 ----- |
| Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States | Total before tax: \$74.25 Estimated Tax: \$0.00 ----- Grand Total: \$74.25 |
| Credit Card transactions | MasterCard ending in 1515: October 31, 2024: \$74.25 |

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

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--|--------|-----------|-----------------------------|
| 11/01/24 | 00043 | 9/11/24 356176 | 202409 600-53800-60000 | REPL EQUPM LIGHTN STRIKE ATLANTIC COMPANIES, INC. | * | 6,210.00 | 6,210.00 000080 |
| 11/01/24 | 00262 | 10/31/24 1038 | 202410 600-53800-60000 | FINAL HOLIDAY LIGHTS ILLUMI-NITE LLC | * | 6,275.00 | 6,275.00 000081 |
| TOTAL FOR BANK B | | | | | | 12,485.00 | |
| TOTAL FOR REGISTER | | | | | | 12,485.00 | |



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

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

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---------------|------------|--------------|
| 10/09/2024 | \$6,210.00 | 09/11/2024 |

INVOICE NO. 356176

Site: 12319 Wynnfield Lakes
Jacksonville (Wynnfield Lakes)
Site Address: 12319 Wynnfield Lakes
Jacksonville FL 32246
Job No.: 82409
Job Name:
Order No.:

Description

RETURN TRIP

Replacement of equipment due to Lightning Strike/Power Surge
12319 Wynnfield Lakes Jacksonville 32246 (Primary)

Service - Security

| Item | Quantity | Unit Price | Total |
|--|----------|-------------------------|------------|
| Electromagnetic Lock. 1200lbs | 1.00 | \$950.00 | \$950.00 |
| GL1 Series Gate Lock, 12/24VDC, Standard Fail Safe | 2.00 | \$700.00 | \$1,400.00 |
| RTE Request-To-Exit PIR Sensor, White | 1.00 | \$200.00 | \$200.00 |
| Atrium Mullion Prox - Black | 1.00 | \$200.00 | \$200.00 |
| A22 BOARD ONLY | 2.00 | \$1,500.00 | \$3,000.00 |
| Atrium Mullion Prox - Black | 2.00 | \$200.00 | \$400.00 |
| Residential service | 5.00 hrs | \$150.00 | \$750.00 |
| | | Discount | \$-690.00 |
| | | Sub-Total ex Tax | \$6,210.00 |
| | | Tax | \$0.00 |
| | | Total | \$6,210.00 |



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

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---------------|------------|--------------|
| 10/09/2024 | \$6,210.00 | 09/11/2024 |

INVOICE NO. 356176

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

| | |
|-------------------------|------------|
| Incl. Discount | \$-690.00 |
| Sub-Total ex Tax | \$6,210.00 |
| Tax | \$0.00 |
| Total inc Tax | \$6,210.00 |
| Amount Applied | \$0.00 |
| Balance Due | \$6,210.00 |

How To Pay

INVOICE NO. 356176



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
 1714 Cesery Blvd
 Jacksonville, FL 32211

NAME: Wynnfield Lakes CDD **DUE DATE:** 10/09/2024 **AMOUNT DUE:** \$6,210.00

Please Reference: 356176

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

- 1. PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its terms and conditions may be altered without the express written approval of an officer of the Seller.
- 2. SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.
- 3. FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

4. SELLER NOT AN INSURER - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or premises; **THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT.** Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. INDEMNIFICATION - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. CENTRAL STATION SERVICES - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. TELEPHONE OR INTERNET CONNECTIONS - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. TESTING - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. RETENTION OF TITLE AND RIGHT OF ACCESS - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. FEES, CHARGES, RIGHTS AND COST OF COLLECTION - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the recurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. NOTICE TO PURCHASER - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. ENTIRE AGREEMENT - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. LITIGATION - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. CHANGES AND ASSIGNMENT - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. THIRD PARTY INDEMNIFICATION - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.

Illumi-Nite, LLC

3333 Monument Rd Apt 810
Jacksonville, FL 32225 USA
jax.illuminate@gmail.com
www.illuminateighting.com

INVOICE

BILL TO
Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32225
United States

INVOICE 1038
DATE 10/31/2024
TERMS Due on receipt
DUE DATE 10/31/2024

| DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|-------------|------------------|----------------|-----|----------|-------------------|
| 10/31/2024 | Jellyfish Orders | Costs of goods | 1 | 6,275.00 | 6,275.00 |
| SUBTOTAL | | | | | 6,275.00 |
| TAX | | | | | 0.00 |
| TOTAL | | | | | 6,275.00 |
| BALANCE DUE | | | | | \$6,275.00 |