

*Wynnfield Lakes  
Community Development District*

*May 21, 2025*

## *AGENDA*

**Wynnfield Lakes  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.WynnfieldLakesCDD.net](http://www.WynnfieldLakesCDD.net)

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May 14, 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, May 21, 2025 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1020, Jacksonville, Florida.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the March 26, 2025 Meeting
- IV. Consideration of Request from Coastal Kicks to Use the Athletic Field for 2025-2026
- V. Update on the Request for Proposals for the Erosion Repair Project and Funding Options
- VI. Discussion of Fishing Policies
- VII. Consideration of Agreement Assignment from Koehn Outdoor to Bland Landscaping
- VIII. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (July meeting date to be moved to July 23<sup>rd</sup>)
- IX. Consideration of Resolution 2025-05, Classifying Surplus Tangible Property
- X. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager – Report on the Number of Registered Voters (1,079)

D. Operations Manager

1. Service Reports

2. Landscaping Enhancement Estimates

E. General Manager – Report

XI. Audience Comments / Supervisors' Requests

XII. Other Business

XIII. Financial Reports

A. Financial Statements as of March 31, 2025

B. Assessment Receipts Schedule

C. Check Register

XIV. Next Scheduled Meeting – July 23, 2025 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224

XV. 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.



### *THIRD ORDER OF BUSINESS*

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, March 26, 2025 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
Nate Dickinson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Jennifer Kilinski <i>by phone</i>	District Counsel
Kyle Sowards	District Engineer
Ken Thomas	Field Operations Manager
Lina Hernandez	General Manager
Dan Fagen	Vesta Property Services
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
One Resident	

*The following is a summary of the discussions and actions taken at the March 26, 2025 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**

Scott Thornton asked for some feedback on the thoughts on fishing in the ponds and the policies related to fishing in the District as his sons have enjoyed fishing and he feels they've been respectful.

Mr. Laughlin stated that fishing is prohibited in the District's policies as it draws people from outside the community to fish, and the fishing line can cause damage to the fountain motors.

Dr. Sweeney and Mr. Dickinson indicated they would be open to changing the policy to allow fishing in certain ponds.

Mr. Diaz-Rodriguez expressed concern as he's had issues with adults that have walked onto his property to fish, have used his lawn furniture and gotten aggressive when approached.

Mr. Laughlin stated that staff could work on policy revisions for the Board to consider at a future meeting.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with three in favor and Mr. Diaz-Rodriguez opposed, authorizing Supervisor Dickinson to work with staff on drafting fishing policy revisions was approved 3-1.

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the January 15, 2025 Meeting**

There were no comments on the minutes.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the January 15, 2025 meeting were approved as presented.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Supplement to Investment Banking Agreement for Underwriting Services**

Mr. Laughlin informed the Board that for Ms. Mossing to look at financing options for the Board, the supplement to investment banking agreement for underwriting services with MBS Capital Markets would need to be approved. He noted there is no fee to be paid to MBS unless bonds are issued.

Ms. Mossing stated that MBS was the District's investment banker on its prior bond issues, so this is a supplement to the original agreement from 2014 that allows her to work on the financing options for the proposed erosion repair project and other projects the board is considering. Under SEC rules, they are not allowed to discuss specifics with the board unless they are under contract.

On MOTION by Mr. Dickinson seconded by Mr. Lawton with all in favor the supplement to investment banking agreement for underwriting services with MBS Capital Markets was approved.

**FIFTH ORDER OF BUSINESS****Matters Related to Erosion Issues****A. Discussion of Drainage Assessment Report and Erosion Issues**

Mr. Sowards stated that his firm did an analysis of the drainage structures throughout the neighborhood and pointed out structures that have a deficiency and provided their recommendations. There is nothing of immediate concern other than the erosion on Wood Blossom. The estimates included in the report come from FDOT historical statewide averages to repair structures and pond bank erosion. The estimate for all suggested repairs totals \$700,200.

Dr. Sweeney stated that this needs to be a concerted effort and the HOA needs to understand the implications of approving a pool installation on pond banks that are eroding.

Next, Mr. Sowards informed the Board that he has spoken with the head of engineering for Duval County, and he does not see any way the city would pay for the work to be done off Wood Blossom. The city's engineer recommended the tiered wall option for the repair. Mr. Sowards provided the board with information regarding a keystone gravity wall option that a contractor is estimating could be completed for around \$400,000. The contractor is in the process of putting together a proposal.

Mr. Dickinson asked that the keystone gravity wall be included in the RFP as an option.

Ms. Henley stated that the RFP can give the bidders the ability to provide alternative bids.

Ms. Kilinski asked Ms. Mossing if it would be problematic if the Board wanted to wait until the bids come back to decide if issuing bonds is necessary.

Ms. Mossing responded that a loan over five years in length would be considered a bond, so the Board would still need to adopt the bond resolutions and go through that process.

Ms. Kilinski stated that no more money would be spent to have both the RFP process and the beginning of the financing process going at the same time, and it would put the Board in a good spot at the May meeting to have all that information. Statutorily, all these milestones have to be met regardless of the length of the loan.

The Board discussed what amenity enhancements should be included in the engineer's report to possibly be funded with the bonds, including the pool expansion, playgrounds, and the sport courts.

**B. Discussion of Financing Options**

Ms. Mossing stated that the District originally validated \$17 million in bonds, and \$11,550,000 has been issued, so about \$5 million is available to be issued without additional authorization needed. A presentation was provided to the Board which summarizes what the annual assessments would increase to if \$1.4 million in bonds were issued for both 15-year and 30-year bonds. For a 15-year bond, the assessments would increase by \$304 per unit per year. And for a 30-year bond, she estimates the assessments would increase by \$222 per unit.

Dr. Sweeney questioned if another engineer's report is necessary given that two reports have recently been done.

Ms. Kilinski responded that it is necessary, however her firm can provide Matthews with a shell of the report that is prepared under the cost of issuance. Ms. Henley added that information can be pulled from the existing reports.

**C. Consideration of Engagement Letter with Nabors Giblin for Bond Counsel Services**

Mr. Laughlin stated that the next steps needed to proceed with any financing options are approving the engagement letter with Nabors Giblin, which authorizes them to work with the District, and then to authorize staff to draft an engineer's report and assessment methodology report. He noted bond counsel's fees would not start until the bond process begins. For a public offering, bond counsel charges \$40,000. For private placement, the fee will not exceed \$35,000.

On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor the engagement letter with Nabors Giblin for bond counsel services was approved.
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**D. Consideration of Authorizing the District Engineer to Draft an Engineer's Report**

On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor authorizing the District Engineer to draft an engineer's report was approved.
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**E. Consideration of Authorizing the District Manager to Prepare an Assessment Methodology Report**

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with all in favor authorizing the District Manager to draft an assessment methodology report was approved.

#### **F. Consideration of RFP for Erosion Repair Project**

Ms. Henley presented a draft project manual for a formal request for proposals for erosion repair services, which includes the notice to bidders, evaluation criteria for the Board to use when they are evaluating the proposals and specific instructions for the project. Plans and specifications will be provided by Matthews for inclusion in the project manual.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with all in favor the evaluation criteria were approved as presented.

Ms. Henley asked if the Board desired to prescribe a mandatory pre-bid meeting.

The consensus was to require mandatory attendance at a pre-bid meeting.

Ms. Henley asked for confirmation on whether the Board wants to require a bid bond.

The consensus was to require a bid bond.

Ms. Henley asked Mr. Sowards if any interim check-ins on the project should be included.

Mr. Sowards responded that he recommends construction administration throughout, especially at the end.

Ms. Henley stated that her firm will draft a work authorization specific to this project.

The Board discussed scheduling a workshop to discuss the bids when they come in. A date and time will be set between meetings.

On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor authorizing staff to issue a request for proposals for erosion repair services was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion of the Fiscal Year 2026 Budget**

Mr. Laughlin stated that the fiscal year 2026 budget will be presented to the Board for approval in May. There is no increase in assessments being proposed at this time.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Gentry reported that her firm is in the process of tracking bills moving through the legislative session that may affect special districts, including a bill that would make a fallen tree the responsibility of the property owner from the property in which the tree fell, and a bill that may reverse the requirement to adopt goals and objectives.

**B. District Engineer**

There being nothing further to report, the next item followed.

**C. District Manager**

There being nothing further to report, the next item followed.

**D. Operation Manager**

**1. Service Reports**

Mr. Thomas gave an overview of the operations report, which included a brief landscaping report.

Ms. Henley noted an assignment agreement may be needed to assign the Koehn contract to Bland Landscaping Co.

**2. Quotes for Soft Washing the Courts**

Mr. Thomas presented two proposals to soft wash the tennis and pickleball courts totaling \$1,479 and \$1,600.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with three in favor and Mr. Diaz-Rodriguez opposed, the proposal from AMG totaling \$1,479.50 was approved 3-1.
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**3. Quote for Repairing Wood Rot**

Mr. Thomas presented a proposal from Preservan to repair wood rot on the windows around the amenity center for a total of \$2,490.

This item was tabled.

#### **4. Quotes for Playground Mulch**

Mr. Thomas presented three proposals for replenishing the playground mulch totaling \$3,270 (60 yards), \$2,400 (40 yards) and \$5,650 (60 yards).

On MOTION by Mr. Dickinson seconded by Mr. Diaz-Rodriguez with all in favor the proposal from U.S. Mulching for not to exceed 40 yards of mulch totaling \$2,400 was approved.

#### **5. Quotes for Homeless Camp Clean-Up**

Mr. Laughlin stated that the homeless camp clean-up was taken care of between meetings at a cost of \$620 as the city was involved.

#### **6. Quotes for Gutter Repairs**

Mr. Thomas presented two quotes for repairing seven gutter downspouts totaling \$1,571 and \$2,875.29.

This item was tabled.

### **E. General Manager**

#### **1. Report**

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

Next, Ms. Hernandez proposed changing the age requirement for when children must be accompanied by an adult at the playground from under 8 years of age, to under 12 years of age in order to maintain safety and align with practices that have proven effective in other communities.

Ms. Henley recommended including this item on the next agenda to allow resident input.

Dr. Sweeney suggested making the age requirement under 10, rather than under 12.

#### **2. Quotes for Dog Waste Stations and Waste Removal**

Ms. Hernandez stated that residents have expressed interest in having waste stations throughout the community. She presented three proposals for weekly maintenance of the stations.

There being no interest from the board, the next item followed.



### **3. Consideration of Request for a Free Little Library**

Ms. Hernandez proposed installing a Free Little Library box near the playground entrance or under the veranda at the amenity center for around \$150.

Mr. Laughlin recommended installing the box in an area that requires an access card.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Dickinson with all in favor installing a Free Little Library box under the veranda was approved.

### **EIGHTH ORDER OF BUSINESS**

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

Dr. Sweeney stated that she will be looking into the proposed bill regarding resilient districts.

### **NINTH ORDER OF BUSINESS**

#### **Other Business**

There being no other business, the next item followed.

### **TENTH ORDER OF BUSINESS**

#### **Financial Reports**

#### **A. Financial Statements as of January 31, 2025**

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 2025 assessments are 98% collected was included in the agenda package.

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

A copy of the check register totaling \$250,069.68 was included in the agenda package.

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

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 21, 2025 at  
6:00 p.m. at the University of North Florida,  
University Center, 12000 Alumni Drive,  
Room 1090, Jacksonville, Florida 32224**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairperson/Vice Chairperson

## *FOURTH ORDER OF BUSINESS*

**COASTAL KICKS SOCCER at WYNNFIELD LAKES**  
**Annual Report 2024-2025**

***PROGRAMS***

Summer Soccer Camp (2024)

- Five-day camp Monday July 24th through Friday July 28th.
- **(0)** Minnows (3-4 year olds): canceled.
- Total of **(19) participants** in Morning Camp (5-12 year olds): 9:00am-12:00pm (9-11am soccer; 11:15am-12:00pm pool), drop off at soccer field and pick up at pool -- \$195.
- Campers used pool for 45 minutes at end of each morning, (3) Coastal Kicks staff present for supervision.
- Summer Discount: (2) campers received discounts (-\$72.50,-\$145.00) off registration.
- Sibling/Early Registration Discounts: (8) campers took advantage of \$15 off registration fees.
- Scholarship: (2) campers received a full \$195 scholarship and (10) campers received partial scholarships of \$125 each, a total of \$1,640.
- (16) of (19), 84%, were Wynnfield residents.
- **\$74.45**, 20% Net after expenses, paid to Wynnfield Lakes CDD.

Fall Minnows Program (3 to 4-year-olds) (2024)

- 45 minutes every Wednesday 5:00-5:45pm, 10 sessions at cost of \$155.
- Total of **(10) participants**, (1) group.
- Early Bird Discount: (3) families took advantage of \$23 off registration fees.
- Sibling Discount: (0) families took advantage of \$10 off registration fees.
- (10) of (10), 100%, were Wynnfield residents.

Fall Soccer Program (5 to 9-year-olds) (2024)

- Two days per week: Wednesday Training (WL) and Saturday Games (Mayport MS)
  - Every Wednesday 6:00-7:00pm, 10 sessions.
    - Total of **(20) participants**, divided into (2) groups by age.
  - Every Saturday am, 8 games at Mayport MS.
    - Rec League, with teams playing 4v4 (ages 5-7) and 7v7 (ages 8-9) and 9v9 (ages 10-12).
    - Players from all Coastal Kicks Soccer sites joined in to provide sufficient numbers and enhance the playing environment.
    - Total of (15) participants, 73% of total 22 participants.
- 2-day program = \$195 for the full 2-day program per season.
- Wednesday training only = \$165 per season.
- Sibling Discount: (0) families took advantage of additional child \$10 off.
- Early Bird Discount: (5) families took advantage of early registration \$23 off.
- Scholarships: (1) partial scholarship for \$100 was awarded.
- (18) of (20), 90%, were Wynnfield residents.
- **\$173.50**, 20% Net after expenses for Fall Minnows and Rec combined, paid to Wynnfield Lakes CDD

### Winter Minnows Program (3-4-year-olds) (2024-2025)

- No Minnows group

### Winter Soccer Program (5-9-year-olds) (2024-2025)

- Two days per week: Wednesday Training and Saturday Games (Mayport MS)
  - Every Wednesday 4:30-5:30pm, 10 sessions.
    - Total of **(11) participants**, divided into (2) groups by age.
  - Every Saturday December 10th through February 11th am, 8 games at Mayport MS.
    - Rec League, with teams playing 4v4 (ages 5-7) and 7v7 (ages 8-9) and 9v9 (ages 10-12).
    - Players from all Coastal Kicks Soccer sites joined in to provide sufficient numbers and enhance the playing environment.
    - Total of **(10) participants, 91%** of total 17 participants.
- 2-day program = \$195 for the full 2-day program per season.
- Wednesday training only = \$165 per season.
- Sibling Discount: (0) families took advantage of additional child \$10 off.
- Early Bird Discount: (3) families took advantage of early registration \$20 off.
- (9) of (11), 82%, were Wynnfield residents.
- **\$76.38**, 20% Net after expenses for Winter Minnows and Rec combined, paid to Wynnfield Lakes CDD.

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

- No Minnows group

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

- Two days per week: Wednesday Training and Saturday Games (Mayport Middle School)
  - Every Wednesday 6:00-7:00pm, 10 sessions.
    - Total of **(30) participants**, divided into (2) groups by age.
  - Every Saturday am, 8 games at Mayport Middle School.
    - Rec League, with teams playing 4v4 (ages 5-7) and 7v7 (ages 8-9) and 9v9 (ages 10-12).
    - Players from all Coastal Kicks Soccer sites joined in to provide sufficient numbers and enhance the playing environment.
    - Total of **(20) participants, 67%** of total 40 participants.
- 2-day program = \$195 for the full 2-day program per season.
- Wednesday training only = \$165 per season.
- Sibling Discount: (10) families took advantage of additional child \$10 off.
- Early Bird Discount: (0) families took advantage of early registration \$30 off.
- (26) of (30), 87%, were Wynnfield residents.
- **\$189.95**, 20% Net after expenses for Winter Minnows and Rec combined, paid to Wynnfield Lakes CDD.

### ***FIELD USAGE***

- CDD Usage Fees
  - Per agreement with CDD Board May 2022: 20% of total net.
  - Combined payment for Summer 2024 (\$74.45), Fall 2024 (\$173.50), Winter 2024/25 (\$76.38), and Spring 2025 (\$189.95): **Year Total \$514.28**, compared to \$774.38 paid last year, a decrease of \$512 (-34%).
  - Decrease is due to –

- A dramatic reduction of players served this year compared to last year. Numbers were more strictly controlled in this past year to limit group sizes (40 to 30) and to reduce the number of participants residing outside of the Wynnfield Lakes Apartments, as requested by Management.
- Scholarships and discounts awarded in 2023/2024 increased 55% over last year.
- Field size was sufficient to accommodate all registrants and rotate areas used. Registration was capped at 30 for all programs.
- Field was well-maintained for our purposes.
- No visible damage to the area from overuse.

### ***INSURANCE***

- Full Certificate of Liability Insurance was purchased for each program with Wynnfield Lakes and Kingdom Management named as Certificate Holder.
- Includes \$1/\$5 million General Liability and \$1 million Sexual Abuse or Sexual Molestation Liability.

**COASTAL KICKS SOCCER at WYNNFIELD LAKES**  
**Proposal for 2025-2026**

***PROPOSAL: To continue the current partnership between Coastal Kicks Soccer and the Wynnfield Lakes Community for Summer 2025 through Spring 2026, under all existing operating procedures.***

***PROGRAMS***

Summer Soccer Camp (2025)

- Five-day camp Monday July 28th through Friday August 1st.
- Minnows Camp (3-4 year olds): 9:00-9:45am, drop off and pick up at soccer field ---- \$80.
- Morning Camp (5-12 year olds): 9:00am-12:00pm (9-11am soccer; 11:15am-12:00pm pool), drop off at soccer field and pick up at pool -- \$195.
- Campers use pool for 45 minutes at end of each morning, with Coastal Kicks staff present for supervision.
- Sibling Discount: additional child \$10 off.

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

- 45 minutes every Wednesday August 27th through October 22nd 5:00-5:45pm, 9 sessions.
- Group(s) of eight (8) minimum to eleven (11) maximum.
- Experienced, professional soccer coaches play fun games that introduce the technical skills needed to play soccer.
- Costs will be \$170 for the season.
- Costs cover all professional staff and equipment.
- Sibling Discount: additional child \$10 off.

Fall Soccer Program (5- to 10-year-olds) (2025)

- Two days per week: Wednesday Training (Wynnfield Lakes) and Saturday Games (Huffman Boulevard Park/Mayport Middle School).
  - Every Wednesday August 27th through October 22nd 6:00-7:00pm, 9 sessions.
    - Group(s) of eight (8) minimum to fifteen (15) maximum, by age 1) 5-6 year olds, 2) 7-10 year olds.
    - Total maximum on field at one time = 40.
    - Experienced, professional soccer coaches train each group in technical skills and teach game tactics as they play.
  - Every Saturday September 13th through October 25th am, 8 games.
    - Rec League, with teams playing 4v4 (ages 5-7) and 7v7 (ages 8-9) and 9v9 (ages 10-12).
    - Players from all Coastal Kicks Soccer sites will combine to form teams.
    - Experienced, professional soccer coaches recognize and respect the players' need to play with minimal adult intervention, let the kids play, and manage games.
- Players are strongly recommended to do full 2-day program -- Costs will be \$195 (plus \$88 for uniform) for the full 2-day program per season.
- Players can elect to do only Wednesday training or only Saturday games -- Costs will be \$165 per season for just the Wednesday Training or for just the Saturday Games (plus \$88 for uniform).
- Costs would cover all professional staff, equipment, and uniform (unless Wednesday Training-only option).

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

Winter Minnows Program (3-4-year-olds) (2025-26)

- Same as Fall 2025 program, adjusted as needed.

Winter Soccer Program (5-9-year-olds) (2025-26)

- Same as Fall 2025 program, adjusted as needed.

Spring Minnows Program (3-4-year-olds) (2026)

- Same as Fall 2025 program, adjusted as needed.

Spring Soccer Program (5-9-year-olds) (2026)

- Same as Fall 2025 program, adjusted as needed.



## *SEVENTH ORDER OF BUSINESS*

## ASSIGNMENT OF THE LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

**THIS ASSIGNMENT (“Assignment”)** is made and entered into this 5th day of May 2025 by and between **D.M. KOEHN LANDSCAPING, INC. D/B/A KOEHN OUTDOOR (“Assignor”)**, a Florida corporation having a local address of 1872 Everlee Road, Jacksonville, Florida 32216; **BLAND LANDSCAPING COMPANY, INC. (“Assignee”)**, a foreign corporation authorized to do business in Florida, with a principal address of 1200 Perry Road, Apex, North Carolina 27502; and **WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Duval County, Florida, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

### RECITALS

**WHEREAS**, Assignor and the District previously entered into that certain *Landscape & Irrigation Maintenance Services Agreement*, dated June 20, 2023 (the “**Agreement**”); and

**WHEREAS**, the Agreement inures to the benefit of and is binding upon the heirs, executors, administrators, successors, and assigns of the parties thereto pursuant to Section 17 of the Agreement; and

**WHEREAS**, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement could be assigned to a third party pursuant to Section 20 of the Agreement; and

**WHEREAS**, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants contained in this Assignment, District, Assignee, and Assignor agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.

**2. ASSIGNMENT OF THE AGREEMENT.** The Assignor hereby assigns all rights, duties, and obligations under the Agreement and any addenda and work authorizations, if any, to the Assignee, and Assignee hereby accepts said assignment. Assignee further represents it has all the power, rights and authority to accept this Assignment and is authorized, licensed and insured to do business in the State of Florida.

**3. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insureds. No certificate shall be acceptable to the District unless it

provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

**4. NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered as set forth in the Agreement to:

**If to the District:** Wynnfield Lakes Community Development District  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attention: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attention: District Counsel

**If to Assignee:** Bland Landscaping Company, Inc.  
1200 Perry Road  
Apex, North Carolina 27502  
Attention: \_\_\_\_\_

**5. E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.

**6. COUNTERPARTS.** This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

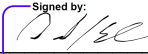
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**IN WITNESS WHEREOF**, the Parties have executed this Assignment effective as of the date set forth above.

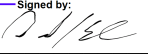
**District: Wynnfield Lakes Community  
Development District**

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

**Assignor: D.M. Koehn Landscaping, Inc. d/b/a  
Koehn Outdoor**

Signed by:   
By: David Koehn  
Its: Regional Director

**Assignee: Bland Landscaping Company, Inc.**

Signed by:   
By: David Koehn  
Its: Regional Director

*EIGHTH ORDER OF BUSINESS*

**OPTION A**  
**NO ASSESSMENT INCREASE**

## RESOLUTION 2025-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2025, prepared and submitted to the Board of Supervisors (“**Board**”) of the Wynnfield Lakes Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 23, 2025

HOUR: 6:00 p.m.

LOCATION: University of North Florida, University Center  
12000 Alumni Drive, Room 1090  
Jacksonville, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2025.**

ATTEST:

**WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Proposed Budget for Fiscal Year 2026



**OPTION B**  
**ASSESSMENT INCREASE**

## RESOLUTION 2025-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wynnfield Lakes Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget [and in the reports (if any) of the District Engineer], all of which are on file and available for public inspection at the “**District’s Office**,” 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 23, 2025

HOUR: 6:00 p.m.

LOCATION: University of North Florida, University Center  
12000 Alumni Drive, Room 1090  
Jacksonville, Florida

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 21st DAY OF MAY, 2025.**

ATTEST:

**WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Proposed Budget for Fiscal Year 2026

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

***Proposed Budget***  
***FY 2026***



# Table of Contents

1-2	<u>General Fund</u>
3	<u>Capital Reserve Fund</u>
4-8	<u>Narratives</u>
9-10	<u>Debt Service Fund Series 2014</u>
11	<u>Assessment Schedule</u>

**Wynnfield Lakes**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$ 659,082	\$ 657,611	\$ 1,471	\$ 659,082	\$ 659,082
Interest income	10,000	14,731	5,269	20,000	10,000
Clubhouse Income	2,000	3,695	1,500	5,195	2,530
Carry Forward Surplus	-	45,948	-	45,948	16,756

<b>TOTAL REVENUES</b>	<b>\$ 671,082</b>	<b>\$ 721,986</b>	<b>\$ 8,240</b>	<b>\$ 730,225</b>	<b>\$ 688,368</b>
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**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 6,000	\$ 2,800	\$ 3,000	\$ 5,800	\$ 6,000
FICA Taxes	459	214	230	444	459
Engineering	10,500	26,165	10,000	36,165	10,500
Attorney (KVV)	20,000	16,728	10,000	26,728	20,000
Annual Audit (Berger)	3,300	3,300	-	3,300	3,300
Assessment Administration (GMS)	5,408	5,408	-	5,408	5,305
Arbitrage Rebate (Grau)	600	-	600	600	600
Dissemination Agent (GMS)	1,190	694	495	1,190	1,167
Trustee Fees (US Bank)	4,800	-	4,800	4,800	5,215
Management Fees (GMS)	53,810	31,389	22,421	53,810	55,424
Information Technology	1,600	933	667	1,600	1,800
Website Maintenance	800	467	333	800	1,000
Telephone	250	-	75	75	250
Postage & Delivery	300	61	75	136	300
Travel & Per Diem	100	-	35	35	100
Meeting Room	1,500	750	750	1,500	1,500
Insurance General Liability	9,635	8,965	-	8,965	10,091
Printing & Binding	750	271	300	571	750
Legal Advertising	1,000	265	795	1,060	1,000
Other Current Charges	1,000	327	300	627	882
Office Supplies	150	-	75	75	150
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 123,326</b>	<b>\$ 98,911</b>	<b>\$ 54,951</b>	<b>\$ 153,862</b>	<b>\$ 125,968</b>
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***Operations & Maintenance***

**Field Expenditures**

Property Insurance (FIA)	\$ 18,336	\$ 16,128	\$ -	\$ 16,128	\$ 17,418
Utilities - Irrigation (JEA)	6,000	5,392	4,250	9,642	10,000
Field Operations Management (Vesta Property)	28,700	16,742	11,958	28,700	29,561
Security Service/Monitoring (Fidelity Security)	58,840	37,506	29,886	67,392	67,673
Landscape Maintenance (Bland Landscaping)	67,692	40,042	28,598	68,640	68,640
Landscape Contingency	21,835	3,184	18,651	21,835	21,835
Lake Maintenance (Solitude)	10,665	5,404	3,860	9,264	10,665
Irrigation Maintenance (Kohen)	10,000	4,573	5,427	10,000	10,000
Repairs & Replacements	12,500	1,005	11,495	12,500	12,500
Refuse Service (Waste Management)	3,044	1,698	1,450	3,148	3,600
Stormwater User Fees	1,140	-	1,140	1,140	1,140
Animal Control	15,000	9,470	5,630	15,100	15,100
Contingency	10,000	629	9,371	10,000	10,000

<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 263,751</b>	<b>\$ 141,773</b>	<b>\$ 131,716</b>	<b>\$ 273,489</b>	<b>\$ 278,131</b>
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**Wynnfield Lakes**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>Amenity Expenditures</u></b>					
Amenity Center Management (Vesta Property)	\$ 80,925	\$ 47,206	\$ 33,719	\$ 80,925	\$ 83,353
Facility Attendants (Vesta Property)	12,250	7,146	5,104	12,250	12,618
General Facility Maintenance (Vesta Property)	18,740	10,932	7,808	18,740	19,302
Utilities - Electric (JEA)	15,000	6,806	5,500	12,306	15,000
Utilities - Water & Sewer (JEA)	6,600	2,598	3,000	5,598	6,600
Telephone/Internet & Cable (Comcast)	5,208	3,244	2,430	5,674	5,760
Repairs & Replacements	10,880	9,059	5,000	14,059	15,000
Fitness Equipment Maintenance	1,360	340	1,020	1,360	1,360
Fitness Center Supplies	1,000	105	895	1,000	1,000
Pool Maintenance (Vesta Property)	15,022	8,763	6,259	15,022	15,473
Pool Chemicals (PoolSure)	9,600	6,072	7,000	13,072	15,000
Janitorial Service/Supplies (Vesta Property)	9,470	5,524	3,946	9,470	9,754
Office Supplies / Mailings / Printings	1,250	358	500	858	1,250
Operating Supplies	4,500	1,740	2,500	4,240	4,500
Permit Fees	1,700	1,222	525	1,747	1,800
Special Events	10,000	6,319	3,681	10,000	10,000
Recreation Passes	500	200	300	500	500
Holiday Lighting	5,000	3,400	-	3,400	5,000
<b>TOTAL AMENITY EXPENDITURES</b>	<b>\$ 209,005</b>	<b>\$ 121,034</b>	<b>\$ 89,187</b>	<b>\$ 210,221</b>	<b>\$ 223,269</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 596,082</b>	<b>\$ 361,719</b>	<b>\$ 275,854</b>	<b>\$ 637,573</b>	<b>\$ 627,368</b>
<b><u>Other Sources/(Uses)</u></b>					
Interlocal Transfer In/(Out)	\$ 25,000	\$ 34,975	\$ -	\$ 34,975	\$ 30,000
Reserve Funding-CY	(100,000)	(100,000)	(10,872)	(110,872)	(91,000)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (75,000)</b>	<b>\$ (65,025)</b>	<b>\$ (10,872)</b>	<b>\$ (75,897)</b>	<b>\$ (61,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 295,242</b>	<b>\$ (278,486)</b>	<b>\$ 16,756</b>	<b>\$ -</b>

**Wynnfield Lakes**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Interest Income	\$ 11,115	\$ 5,607	\$ 3,513	\$ 9,120	\$ 10,909
Carry Forward Balance	207,099	159,620	-	159,620	196,759

<b>TOTAL REVENUES</b>	<b>\$ 218,214</b>	<b>\$ 165,227</b>	<b>\$ 3,513</b>	<b>\$ 168,740</b>	<b>\$ 207,669</b>
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**EXPENDITURES:**

Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Sign	20,420	-	20,420	20,420	-
Exterior Wall Lights	3,781	-	3,781	3,781	-
Office Furniture & Equipment	4,538	-	4,538	4,538	-
Parking Lot Paver Maintenance	4,538	-	4,538	4,538	-
Pendent Lights at Open Deck Area	8,471	-	8,471	8,471	-
Pickle Ball Court Resurfacing	6,655	-	6,655	6,655	-
Security Camera System	10,891	-	10,891	10,891	-
Holiday Lights	-	12,550	-	12,550	-
Pool Furniture	-	10,292	-	10,292	-
Parking Lot	-	-	-	-	70,358
Other Current Charges	600	417	300	717	800

<b>TOTAL EXPENDITURES</b>	<b>\$ 59,894</b>	<b>\$ 23,259</b>	<b>\$ 59,594</b>	<b>\$ 82,853</b>	<b>\$ 71,158</b>
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**Other Sources/(Uses)**

Capital Reserve Funding - Transfer In	100,000	100,000	10,872	110,872	91,000
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$10,872</b>	<b>\$110,872</b>	<b>\$91,000</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 258,320</b>	<b>\$ 241,968</b>	<b>\$ (45,209)</b>	<b>\$ 196,759</b>	<b>\$ 227,511</b>
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**Capital Reserve Study**

**General**

Description	FY 2026- Reserve Study
Reserves Beginning of Year	\$ 381,612
Contributions	52,386
Interest Income	10,909
Expenditures	(70,358)
Anticipated Balance	\$ 374,550

**Budget Fiscal Year 2026**

Description	Budget FY2026
Reserves Beginning of Year	\$ 196,759
Contributions	91,000
Interest Income	10,909
Expenditures	(71,158)
Anticipated Balance	\$ 227,511

**Variance Reserve Study Vs Actual**

**(\$147,039)**



**Wynnfield Lakes**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**REVENUES**

**Special Assessments-Tax Roll**

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

**Interest**

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

**Clubhouse Income**

Represents estimated income from the rental of the Community Room.

**Expenditures - Administrative**

**Supervisors Fees**

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

**FICA Taxes**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Roll Administration**

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

**Arbitrage Rebate**

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

**Dissemination Agent**

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

**Trustee Fees**

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

**Management Fees**

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

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS-NF, LLC.

**Wynnfield Lakes**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Administrative (continued)**

**Website Maintenance**

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

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

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

**Travel & Per Diem**

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

**Meeting Room**

Cost to rent seminar room for meetings.

**Insurance General Liability**

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

**Printing and Binding**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

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

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Maintenance**

**Property Insurance**

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

**Utilities - Irrigation**

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

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

**Field Operations Management**

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$2,463	\$29,561

# Wynnfield Lakes

## Community Development District

### Budget Narrative

#### Fiscal Year 2026

#### Expenditures – Maintenance (continued)

##### **Security Service / Monitoring**

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

Vendor	Service	bi-weekly	Annually
Fidelity Security Operatons	Guard Service	\$2,603	\$67,673

##### **Landscape Maintenance**

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

Vendor	Service	Monthly fee	Annually
Bland Landscaping	Maintenance	\$5,720	\$68,640

##### **Landscape Contingency**

Represents an unanticipated cost associated with the maintenance of mowing, edging, applying pest, tree removal and trimming and disease control chemicals to sod.

##### **Lake Maintenance**

The District has contracted with Solitude Lake Management, Inc. to maintain the water quality in all the lakes in Wynnfield Lakes Community Development District.

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

##### **Irrigation Maintenance**

Miscellaneous irrigation repairs and maintenance.

##### **Repairs & Replacements**

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

##### **Refuse Service**

Garbage disposal service

##### **Stormwater User Fees**

The District will incur expenses for stormwater usage fees.

##### **Animal Control**

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

##### **Contingency**

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

#### Expenditures – Amenity

##### **Amenity Center Management**

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$6,946	\$83,353

##### **Facility Attendant**

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,051	\$12,618

##### **General Facility Maintenance**

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,609	\$19,302

**Wynnfield Lakes**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures – Amenity (continued)**

**Utility - Electric**

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

<b>Vendor</b>	<b>Service</b>	<b>Location</b>
JEA	Electric	12319 Wynnfield Lakes Dr
JEA	Electric	12397 Wynnfield Lakes apt

**Utility - Water & Sewer**

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

<b>Vendor</b>	<b>Service</b>	<b>Location</b>
JEA	Water	12319 Wynnfield Lakes Dr
JEA	Sewer	12319 Wynnfield Lakes Dr

**Telephone/Internet & Cable**

Services provided at the Amenity Center by Comcast.

**Repairs & Replacements**

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

**Fitness Equipment Maintenance**

Southeast Fitness Repair is maintaining the fitness equipment.

**Fitness Center Supplies**

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

**Pool Maintenance**

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

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annually</b>
Vesta Property Services	\$1,289	\$15,473

**Pool Chemicals**

PoolSure provides the chemicals for the Amenity Center Swimming Pool.

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annually</b>
Vesta Property Services	\$1,250	\$15,000

**Janitorial Service/Supplies**

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

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annually</b>
Vesta Property Services	\$813	\$9,754

**Office Supplies/Mailings/Printings**

Consists of mailings to residents, etc.

**Operating Supplies**

Purchase of supplies for the District's pool, clubhouse, etc.

**Permit Fees**

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

**Special Events**

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

**Recreation Passes**

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

**Holiday Lighting**

Holiday lighting throughout the District.

**Wynnfield Lakes**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

<b>Other Financing Sources/(Uses)</b>
---------------------------------------

**Interfund Transfer In/(out) DSF Excess Revenues**

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

**Reserve Funding -CY**

Represents funds needed for Capital Projects.

**Wynnfield Lakes**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2014 Special Assessment Refunding Bonds**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	-------------------------------

**REVENUES:**

Special Assessments-On Roll	\$ 517,898	\$ 516,736	\$ 1,162	\$ 517,898	\$ 517,898
Interest Earnings	10,000	15,429	5,171	20,600	10,000
Carry Forward Surplus <sup>(1)</sup>	131,724	133,993	-	133,993	120,191
<b>TOTAL REVENUES</b>	<b>\$ 659,622</b>	<b>\$ 666,158</b>	<b>\$ 6,333</b>	<b>\$ 672,491</b>	<b>\$ 648,089</b>

**EXPENDITURES:**

Interest - 11/01	\$ 103,663	\$ 103,663	\$ -	\$ 103,663	\$ 97,850
Interest - 05/01	103,663	-	103,663	103,663	97,850
Principal - 05/01	310,000	-	310,000	310,000	325,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 517,325</b>	<b>\$ 103,663</b>	<b>\$ 413,663</b>	<b>\$ 517,325</b>	<b>\$ 520,700</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$ (25,000)	\$ (34,975)	\$ -	\$ (34,975)	\$ (30,000)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (25,000)</b>	<b>\$ (34,975)</b>	<b>\$ -</b>	<b>\$ (34,975)</b>	<b>\$ (30,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 117,297</b>	<b>\$ 527,521</b>	<b>\$ (407,330)</b>	<b>\$ 120,191</b>	<b>\$ 97,389</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 91,350

**Wynnfield Lakes**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2014 Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/18	\$ 6,475,000	2.250%	\$ 5,000	\$ 129,444	\$ 134,444
05/01/19	6,470,000	2.250%	280,000	87,088	
11/01/19	6,190,000		5,000	83,938	456,025
05/01/20	6,185,000	2.625%	270,000	93,838	
11/01/20	5,915,000		5,000	90,294	459,131
05/01/21	5,910,000	3.000%	270,000	100,644	
11/01/21	5,640,000		-	96,594	467,238
05/01/22	5,640,000	3.250%	275,000	107,394	
11/01/22	5,365,000		-	102,925	485,319
05/01/23	5,365,000	3.500%	290,000	114,175	
11/01/23	5,075,000		-	109,100	513,275
05/01/24	5,075,000	3.625%	300,000	109,100	
11/01/24	4,775,000		-	103,663	512,763
05/01/25	4,775,000	3.750%	310,000	103,663	
11/01/25	4,465,000		-	97,850	511,513
05/01/26	4,465,000	4.000%	325,000	97,850	
11/01/26	4,140,000		-	91,350	514,200
05/01/27	4,140,000	4.250%	340,000	91,350	
11/01/27	3,800,000		-	84,125	515,475
05/01/28	3,800,000	4.250%	350,000	84,125	
11/01/28	3,450,000		-	76,688	510,813
05/01/29	3,450,000	4.250%	365,000	76,688	
11/01/29	3,085,000		-	68,931	510,619
05/01/30	3,085,000	4.250%	385,000	68,931	
11/01/30	2,700,000		-	60,750	514,681
05/01/31	2,700,000	4.500%	400,000	60,750	
11/01/31	2,300,000		-	51,750	512,500
05/01/32	2,300,000	4.500%	420,000	51,750	
11/01/32	1,880,000		-	42,300	514,050
05/01/33	1,880,000	4.500%	440,000	42,300	
11/01/33	1,440,000		-	32,400	514,700
05/01/34	1,440,000	4.500%	460,000	32,400	
11/01/34	980,000		-	22,050	514,450
05/01/35	980,000	4.500%	480,000	22,050	
11/01/35	500,000		-	11,250	513,300
05/01/36	500,000	4.500%	500,000	11,250	511,250
<b>Total</b>			<b>\$ 6,475,000</b>	<b>\$ 2,710,744</b>	<b>\$ 9,185,744</b>

**Wynnfield Lakes**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds Units 2014	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family	372	370	<b>\$1,400.72</b>	\$1,400.72	<b>\$0.00</b>	<b>\$1,518.48</b>	\$1,518.48	<b>\$0.00</b>	<b>\$2,919.20</b>	\$2,919.20	<b>\$0.00</b>
Multi Family	204	0	<b>\$938.50</b>	\$938.50	<b>\$0.00</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	<b>\$938.50</b>	\$938.50	<b>\$0.00</b>
Total	576	370									



## *NINTH ORDER OF BUSINESS*

## RESOLUTION 2025-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

**WHEREAS**, the District has purchased and owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including certain pool furniture (“**Surplus Property**”); and

**WHEREAS**, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donees or purchasers; and

**WHEREAS**, the District desires to authorize District staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

**WHEREAS**, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

**WHEREAS**, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

**SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** this 21st day of May 2025.

ATTEST:

**WYNNFIELD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Description of Surplus Property

**Exhibit A**

Description of Surplus Property

Pool furniture:

- 23 chaise loungers
- 19 cocktail tables
- 1 chair

## *TENTH ORDER OF BUSINESS*

*C.*



## OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND  
SUPERVISOR OF ELECTIONS  
OFFICE (904) 255-8683  
CELL (904) 318-6877

105 EAST MONROE STREET  
JACKSONVILLE, FLORIDA 32202  
FAX (904) 255-3434  
E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Courtney Hogge  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Dear Courtney,

The information you requested on April 16, 2025, appears below:

**Wynnfield Lakes Community Development District- 1079 Registered Voters as of  
4/15/2025**

If you have any questions or need additional assistance, please contact Aries Torres at  
904-219-9302.

Sincerely,

Cierra Fackler  
Director of Candidates and Records

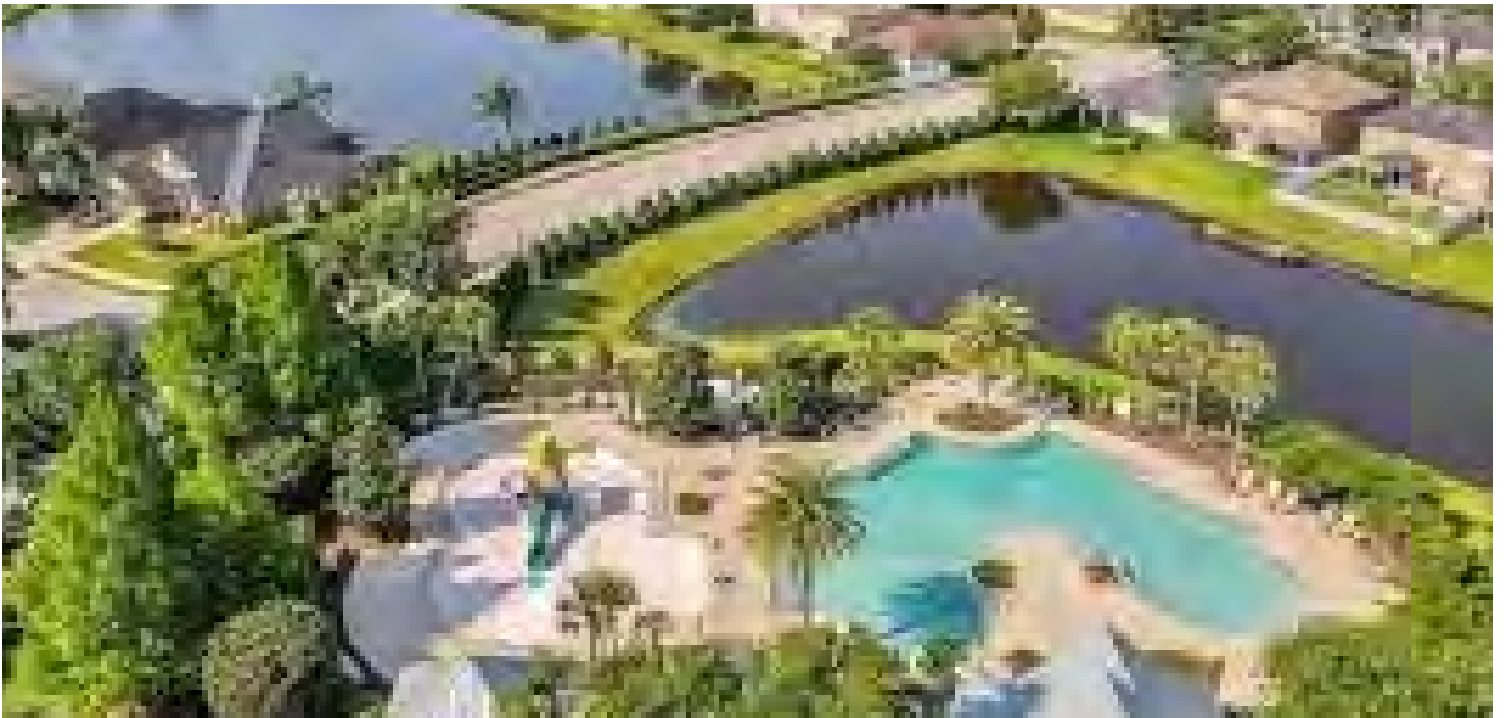
*D.*



# FIELD OPERATIONS REPORT

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## MAY



Prepared By :  
**Ken Thomas**

Presented To :  
**Wynnfield Lakes CDD Supervisors**



Bland services our property every week.

May **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.

## Kenneth F. Thomas

---

**From:** Luz Aponte <laponte@blandlandscaping.com>  
**Sent:** Thursday, April 17, 2025 8:14 AM  
**To:** Lina F. Hernandez  
**Cc:** Kenneth F. Thomas; Dan Fagen  
**Subject:** Re: 4/15 Walkthrough with Luz Aponte & Jose Cotto (New Production Manager)

Thank you Lina

Sincerely,

**Luz Aponte |**  
Account Manager

C: (904)-930-1675

O: (904)-716-0683

[BlandLandscaping.com](http://BlandLandscaping.com)

**BLAND**  
**LANDSCAP**

---

**From:** Lina F. Hernandez <lihernandez@vestapropertyservices.com>  
**Sent:** Wednesday, April 16, 2025 2:22 PM  
**To:** Luz Aponte <laponte@blandlandscaping.com>  
**Cc:** Kenneth F. Thomas <kfthomas@vestapropertyservices.com>; Dan Fagen <DFagen@vestapropertyservices.com>  
**Subject:** 4/15 Walkthrough with Luz Aponte & Jose Cotto (New Production Manager)

**CAUTION:** This email originated from outside of Bland Landscaping domain. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

Please see below the items and requested proposals for us to present at the upcoming CDD meeting on May 21. We have an opportunity for amenity enhancements due to the bond currently in process.

**Pool Deck Proposals:**

- Mulch installation and updated plants around the perimeter
- Reach out to the design team for pool deck enhancement proposals
- Raise magnolias

**Bridge Work:**

- Install 3 new hollies on the bridge (estimated completion before June)
- Provide proposals to resod dead grass spots (pic 1,2)
- Provide proposals to replace dead shrubs on the bridge (pic 3)
- Provide mulch/pinestraw proposals

**Tree and Palm Trimming:**

- Work will be scheduled 3–4 weeks after proposal approval – please provide proposals

**Additional Items:**

- Remove grass by the bulletin board – to be completed in-house
- Dead grass between the bulletin board and parking by the magnolia – provide solution (pic 4)
- 3 dead trees in the parking lot – provide proposals
- Dead grass spots by the courts – provide resod proposals (pic 5,6,7)

**Entrance Enhancements:**

- Mulch and plant design – provide proposals (pic 8)
- Planter and annuals by the sign (pic 9)

Please send any additional proposals you think we should consider.

Thank you!!



CELEBRATING 30 YEARS OF SERVICE  
TO OUR COMMUNITIES  
1995-2025

Your Community.  
Our Commitment.

**Lina Hernandez**

General Manager  
P. 904.565.9385

Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

Vesta Property Services  
245 Riverside Ave, Suite 300,  
Jacksonville, FL 32202

<https://link.edgepilot.com/s/245ceeeb/kAdY1fXR0a0oRtgNvdusQ?u=http://www.vestapropertyse>



[Careers](#) | [Request Proposal](#)



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May 08, 2025

WORK ORDER #138399

**PROPOSAL FOR**  
WYNNFIELD LAKES  
WYNNFIELD LAKES CDD  
WYNNFIELD LAKES  
12319 WYNNFIELD LAKES DRIVE  
JACKSONVILLE, FL 32246

**DESCRIPTION OF WORK TO BE PERFORMED**  
Lift trees on both sides of berm on Kernan Blvd  
This Proposal Encompasses the lifting of trees on both sides of the berm along Kernan Blvd to enhance visibility, improve clearance, and promote overall tree health. The contractor will perform the work to ensure proper pruning techniques that support long-term structural integrity and aesthetics while maintaining the natural landscape.

**SALE:** \$7,462.50  
**TOTAL:** \$7,462.50

**TREE/PALM PRUNING SUBCONTRACTING**

- Tree and palm pruning above 12’ will be subcontracted to a tree specialist.

**WYNNFIELD LAKES  
WORK ORDER SUMMARY**

INCLUDED SERVICES	TOTAL COST
TREE/PALM PRUNING	\$7,462.50
SUBCONTRACTING	
<b>TOTAL:</b>	<b>\$7,462.50</b>

By \_\_\_\_\_  
LUZ APONTE

By \_\_\_\_\_

Date May 08, 2025

Date \_\_\_\_\_

**BLAND LANDSCAPING COMPANY, INC.**                      **WYNNFIELD LAKES CDD**



May 05, 2025

WORK ORDER #138333

**PROPOSAL FOR**  
WYNNFIELD LAKES  
WYNNFIELD LAKES CDD  
WYNNFIELD LAKES  
12319 WYNNFIELD LAKES DRIVE  
JACKSONVILLE, FL 32246

**DESCRIPTION OF WORK TO BE PERFORMED**  
Canopy Lift Along Wynnfield Lakes Dr

This Proposal Encompasses the canopy lift along Wynnfield Lakes Dr, specifically elevating oak trees over the roadway to a height of 18 feet minimum. This work aims to improve clearance for vehicles, enhance overall visibility, and maintain the health and structural integrity of the trees while adhering to industry standards for urban forestry and road safety.

**SALE:** \$5,750.00  
**TOTAL:** \$5,750.00

**TREE/PALM PRUNING SUBCONTRACTING**

- Tree and palm pruning above 12’ will be subcontracted to a tree specialist.

**WYNNFIELD LAKES  
WORK ORDER SUMMARY**

INCLUDED SERVICES	TOTAL COST
TREE/PALM PRUNING SUBCONTRACTING	\$5,750.00
<b>TOTAL:</b>	<b>\$5,750.00</b>

By \_\_\_\_\_

LUZ APONTE

Date May 05, 2025

By \_\_\_\_\_

Date \_\_\_\_\_

**BLAND LANDSCAPING COMPANY,  
INC.**

**WYNNFIELD LAKES CDD**





May 09, 2025

WORK ORDER #138727

**PROPOSAL FOR**

WYNNFIELD LAKES

WYNNFIELD LAKES CDD

WYNNFIELD LAKES

12319 WYNNFIELD LAKES DRIVE

JACKSONVILLE, FL 32246

**DESCRIPTION OF WORK TO BE PERFORMED**

Sod Replacement along Entrance side of Wynnfield Lakes Apartments Entrance

This proposal encompasses the replacement of dead or declining sod at Wynnfield Lake, specifically along the side of the tennis court and extending all the way to the entrance side of the Wynnfield Lakes apartments. The initiative aims to enhance the overall aesthetics and functionality of the landscape, ensuring a healthy, well-maintained green space that complements the surrounding environment. Through careful selection of high-quality sod and professional installation, this project seeks to restore the area to its optimal condition, contributing to the visual appeal and sustainability of the property.

Irrigation Labor

Demo Labor

Dump Fee

Soil

St Augustine Sod - 1200 sq ft

**SALE:** \$3,000.23

**TOTAL:** \$3,000.23

**ENHANCEMENT AS PER AGREEMENT**

Bland Landscaping proposes to supply all labor, materials, and supervision to implement the following Landscape Enhancement

Bland Landscaping Company, Inc.

NC Landscape Contractors License #0398

NC Irrigation Contractors License #295

**QUALIFICATIONS**

1. Existing utilities: Owner will locate all lines (including property lines) and utilities not covered by Carolina One-Call (1-800-632-4949). Carolina One-Call should locate the electric, gas, telephone and TV cable from the street to the building. Location of all other lines will be the responsibility of the owner. Bland Landscaping will not be held responsible for lines and utilities that are



May 08, 2025

WORK ORDER #138698

**PROPOSAL FOR**

WYNNFIELD LAKES

WYNNFIELD LAKES CDD

WYNNFIELD LAKES

12319 WYNNFIELD LAKES DRIVE

JACKSONVILLE, FL 32246

**DESCRIPTION OF WORK TO BE PERFORMED**

Wynnfield Lakes Tennis Court Sod Replacement

This proposal encompasses the removal and replacement of sod at the Wynnfield Lakes tennis court to restore optimal playing conditions and enhance the overall appearance of the facility. The scope of work includes the removal of existing, damaged sod and installation of new, high-quality turf, ensuring durability and improved surface quality. This effort aims to maintain the integrity of the court, providing a safer and more visually appealing environment for players and guests.

5 Yards of Top Soil

7 hrs. of Labor

2 hrs. labor Irrigation

Approximately 4 pallets St Augustine Sod

Any remaining materials will be used on other areas requiring sod anywhere on the property.

**SALE:** \$3,435.00

**TOTAL:** **\$3,435.00**

**ENHANCEMENT AS PER AGREEMENT**

Bland Landscaping proposes to supply all labor, materials, and supervision to implement the following Landscape Enhancement

Bland Landscaping Company, Inc.

NC Landscape Contractors License #0398

NC Irrigation Contractors License #295

**QUALIFICATIONS**

1. Existing utilities: Owner will locate all lines (including property lines) and utilities not covered by Carolina One-Call (1-800-632-4949). Carolina One-Call should locate the electric, gas, telephone and TV cable from the street to the building. Location of all other lines will be the responsibility of the owner. Bland Landscaping will not be held responsible for lines and utilities that are





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.



Work Order 00763087

Work Order 00763087  
Number

Created Date 3/28/2025

Account

Wynnfield Lakes CDD

Contact

Ken Thomas

Address

12319 Wynnfield Lake Drive  
Jacksonville, FL 32246  
United States

## Work Details

Specialist  
Comments to  
Customer

Ponds 3, 5, and the lake front were inspected at this time they looks very good. Pond 4 was treated for submerged grasses within the water, Pond 2 was treated for algae as well as azolla. Pond 6 was treated for algae and its shoreline grasses, the treatment on t he azolla worked amazing. Pond 1 had dye added in it to help prevent algae growth and submerged grasses from growing. Ponds 2 and 6 had debris cleaned out of the water.

Prepared By

Kolyn Sikes

## Work Order Assets

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

## Service Parameters

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



Work Order 00782063

Work Order 00782063  
Number

Created Date 4/29/2025

Account

Wynnfield Lakes CDD

Contact

Ken Thomas

Address

12319 Wynnfield Lake Drive  
Jacksonville, FL 32246  
United States

## Work Details

Specialist  
Comments to  
Customer

Ponds 1 and 3 were treated for shoreline grasses at this time of service, pond 3 had debris cleared from the water as well. Ponds 2 and 6 were treated for algae in the water pond 2 had debris cleaned from the water at this time as well. Ponds 4, 5, and the lake front were inspected at this time of service. Pond 4 did have debris cleaned out of the water at this time as well.

Prepared By

Kolyn Sikes

## Work Order Assets

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

## Service Parameters

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

Tennis and Pickleball Courts have been soft washed

Playground Mulch installed

Work order for pothole repair entered and completed

Work order for Roadway Markings entered  
Please allow approximately 3 months for completion

Leg lift machine and Roman Chair pads replaced





## Homeless Camp Cleaned Up

Before



After





# 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](mailto:kfthomas@vestapropertyservices.com)



*E.*



# General Manager Report



Prepared For  
**WYNNFIELD LAKES CDD**  
for the  
May 21, 2025  
Meeting

Respectfully submitted by  
**Lina Hernandez**





## PROJECTS ACCOMPLISHED

- **Pool Monitors Hired and Trained for Summer Season**

Successfully hired and trained a team of pool monitors for the upcoming summer season. Pool monitors will begin work on Memorial Day Weekend (Saturday, May 24) and continue through Labor Day Weekend (Sunday, September 1), with coverage on Saturdays, Sundays, and holidays. The team is fully prepared to welcome residents, maintain cleanliness of the pool area, skim the pool as needed, provide great customer service, and enforce amenity policies to ensure a safe and enjoyable environment to our residents.

- **Wynnfield Lakes Easter Event**

The Wynnfield Lakes Easter Egg Hunt was held on April 12 and was a fun-filled day for families. The kids loved meeting and talking with the Easter Bunny, while parents enjoyed taking photos of the special moments. There was plenty of excitement with egg hunts, games, music, prizes, and a balloon artist. Tables were set up at the veranda for kids to decorate their Easter Egg Hunt bags. The Hot Diggity Dawgs food truck was also on-site serving delicious food throughout the event.











# PROJECTS IN PROGRESS



# WYNNFIELD LAKES



AUGUST 9TH  
**FOAM**  
**PARTY**  
11AM - 2PM

---

*MUSIC / PIZZA / BALLOON ARTIST*

---

AMENITY CENTER



# WYNNFIELD LAKES



BOUNCE HOUSE | OBSTACLE COURSE  
INFLATABLE AXE THROWING | BALLOON ARTIST  
FACE PAINTING | COSTUME CONTEST  
MUSIC | CRAFTS | FOOD TRUCK  
**AT THE AMENITY CENTER**

# RESIDENTS' CONCERN

- **No Food or Drink on the Pool Wet Deck or in the Pool**

The rule prohibiting food and drink on the wet pool deck or in the pool has recently been questioned. It is important to clarify that this policy is based on the Health Department regulations and is also included in our amenities policies. The Health Department inspector specifically advised against allowing food or drink in the pool area due to the unique layout of the pool. To remain in compliance with health regulations and to maintain a safe and sanitary environment for all residents and guests, the restriction on food and drink within the pool area should remain in effect.

*THIRTEENTH ORDER OF BUSINESS*



*A.*

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

***Unaudited Financial Reporting***  
***April 30, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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**  
**April 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 11,416	\$ -	\$ 153	\$ 11,569
<u>Investments:</u>				
State Board of Administration (SBA)	-	-	241,815	241,815
US Bank Custody Account	647,659	-	-	647,659
<u>Series 2014</u>				
Reserve	-	258,667	-	258,667
Revenue	-	530,671	-	530,671
<b>Total Assets</b>	<b>\$ 659,075</b>	<b>\$ 789,339</b>	<b>\$ 241,968</b>	<b>\$ 1,690,382</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,950	\$ -	\$ -	\$ 3,950
<b>Total Liabilities</b>	<b>\$ 3,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,950</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 789,339	\$ -	\$ 789,339
Assigned for:				
Capital Reserve Fund	-	-	241,968	241,968
Unassigned	655,125	-	-	655,125
<b>Total Fund Balances</b>	<b>\$ 655,125</b>	<b>\$ 789,339</b>	<b>\$ 241,968</b>	<b>\$ 1,686,432</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 659,075</b>	<b>\$ 789,339</b>	<b>\$ 241,968</b>	<b>\$ 1,690,382</b>

**Wynnfield Lakes**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Tax Roll	\$ 659,082	\$ 659,082	\$ 657,611	\$ (1,471)
Interest Income	10,000	5,833	14,731	8,898
Clubhouse and other Income	2,000	1,167	3,695	2,528
<b>Total Revenues</b>	<b>\$ 671,082</b>	<b>\$ 666,082</b>	<b>\$ 676,038</b>	<b>\$ 9,955</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 6,000	\$ 2,800	\$ 2,800	\$ -
PR-FICA	459	214	214	-
Engineering	10,500	10,500	26,165	(15,665)
Attorney	20,000	11,667	16,728	(5,061)
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	5,408	5,408	5,408	(1)
Arbitrage Rebate	600	-	-	-
Dissemination Agent	1,190	694	694	(0)
Trustee Fees	4,800	-	-	-
Management Fees	53,810	31,389	31,389	0
Information Technology	1,600	933	933	0
Website Maintenance	800	467	467	(0)
Travel & Per Diem	250	146	-	146
Telephone	300	175	61	114
Postage & Delivery	100	58	-	58
Meeting Room	1,500	750	750	-
Insurance General Liability	9,635	9,635	8,965	670
Printing & Binding	750	438	271	167
Legal Advertising	1,000	583	265	319
Other Current Charges	1,000	583	327	256
Office Supplies	150	88	-	88
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 123,326</b>	<b>\$ 80,002</b>	<b>\$ 98,911</b>	<b>\$ (18,909)</b>

**Operations & Maintenance**

**Field Expenditures**

Property Insurance (FIA)	\$ 18,336	\$ 18,336	\$ 16,128	\$ 2,208
Utilities - Irrigation (JEA)	6,000	3,500	5,392	(1,892)
Field Operations Management (Vesta Property)	28,700	16,742	16,742	(0)
Security Service/Monitoring (Fidelity Security)	58,840	34,323	37,506	(3,183)
Landscape Maintenance (Blend)	67,692	39,487	40,042	(555)
Landscape Contingency	21,835	12,737	3,184	9,553
Lake Maintenance (Solitude)	10,665	6,221	5,404	817
Irrigation Maintenance (Koehn)	10,000	5,833	4,573	1,260
Repairs & Replacements	12,500	7,292	1,005	6,286
Refuse Service (Waste Management)	3,044	1,776	1,698	77
Stormwater User Fees	1,140	-	-	-
Animal Control	15,000	8,750	9,470	(720)
Contingency	10,000	5,833	629	5,204
<b>Subtotal Field Expenditures</b>	<b>\$ 263,751</b>	<b>\$ 160,830</b>	<b>\$ 141,773</b>	<b>\$ 19,057</b>

**Wynnfield Lakes**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Amenity Expenditures</b>				
Amenity Center Management (Vesta Property)	\$ 80,925	\$ 47,206	\$ 47,206	\$ -
Facility Attendants (Vesta Property)	12,250	7,146	7,146	0
General Facility Maintenance (Vesta Property)	18,740	10,932	10,932	(0)
Utilities - Electric (JEA)	15,000	8,750	6,806	1,944
Utilities - Water & Sewer (JEA)	6,600	3,850	2,598	1,252
Telephone/Internet & Cable (Comcast)	5,208	3,038	3,244	(206)
Repairs & Replacements	10,880	6,347	9,059	(2,712)
Fitness Equipment Maintenance	1,360	793	340	453
Fitness Center Supplies	1,000	583	105	478
Pool Maintenance (Vesta Property)	15,022	8,763	8,763	0
Pool Chemicals (PoolSure)	9,600	5,600	6,072	(472)
Janitorial Service/Supplies (Vesta Property)	9,470	5,524	5,524	(0)
Office Supplies / Mailings / Printings	1,250	729	358	371
Operating Supplies	4,500	2,625	1,740	885
Permit Fees	1,700	1,222	1,222	-
Special Events	10,000	6,319	6,319	-
Recreation Passes	500	291	200	91
Holiday Lighting	5,000	5,000	3,400	1,600
<b>Subtotal Amenity Expenditures</b>	<b>\$ 209,005</b>	<b>\$ 124,719</b>	<b>\$ 121,034</b>	<b>\$ 3,684</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 472,756</b>	<b>\$ 285,549</b>	<b>\$ 262,808</b>	<b>\$ 22,741</b>
<b>Total Expenditures</b>	<b>\$ 596,082</b>	<b>\$ 365,551</b>	<b>\$ 361,719</b>	<b>\$ 3,832</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 75,000</b>	<b>\$ 300,532</b>	<b>\$ 314,319</b>	<b>\$ 13,787</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ 25,000	\$ 25,000	\$ 34,975	\$ 9,975
Reserve Funding-CY	(100,000)	(100,000)	(100,000)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (75,000)</b>	<b>\$ (75,000)</b>	<b>\$ (65,025)</b>	<b>\$ 9,975</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 225,532</b>	<b>\$ 249,294</b>	<b>\$ 23,762</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 405,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 655,125</b>	

**Wynnfield Lakes**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ 11,115	\$ 6,484	\$ 5,607	\$ (877)
<b>Total Revenues</b>	<b>\$ 11,115</b>	<b>\$ 6,484</b>	<b>\$ 5,607</b>	<b>\$ (877)</b>
<b><u>Expenditures:</u></b>				
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)
Pool Furniture	-	-	10,292	(10,292)
Other Current Charges	600	350	417	(67)
<b>Total Expenditures</b>	<b>\$ 59,894</b>	<b>\$ 350</b>	<b>\$ 23,259</b>	<b>\$ (22,909)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ (48,779)</b>	<b>\$ 6,134</b>	<b>\$ (17,652)</b>	<b>\$ (23,786)</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Capital Reserve Funding - Transfer In	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 51,221</b>	<b>\$ 106,134</b>	<b>\$ 82,348</b>	<b>\$ (23,786)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 207,099</b>		<b>\$ 159,620</b>	
<b>Fund Balance - Ending</b>	<b>\$ 258,320</b>		<b>\$ 241,968</b>	

**Wynnfield Lakes**  
**Community Development District**  
**Debt Service Fund Series 2014**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Tax Roll	\$ 517,898	\$ 517,898	\$ 516,736	\$ (1,162)
Interest Income	10,000	5,833	15,429	9,595
<b>Total Revenues</b>	<b>\$ 527,898</b>	<b>\$ 523,731</b>	<b>\$ 532,165</b>	<b>\$ 8,434</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 103,663	\$ 103,663	\$ 103,663	\$ -
Interest - 5/1	103,663	-	-	-
Principal - 5/1	310,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 517,325</b>	<b>\$ 103,663</b>	<b>\$ 103,663</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 10,573</b>	<b>\$ 420,069</b>	<b>\$ 428,502</b>	<b>\$ 8,434</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (25,000)	\$ (25,000)	\$ (34,975)	\$ (9,975)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (25,000)</b>	<b>\$ (25,000)</b>	<b>\$ (34,975)</b>	<b>\$ (9,975)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (14,427)</b>	<b>\$ 395,069</b>	<b>\$ 393,527</b>	<b>\$ (1,541)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 131,724</b>		<b>\$ 395,811</b>	
<b>Fund Balance - Ending</b>	<b>\$ 117,297</b>		<b>\$ 789,339</b>	



**Wynnfield Lakes**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Special Assessments - Tax Roll	\$ -	\$ 163,357	\$ 468,462	\$ 10,447	\$ 7,761	\$ 4,701	\$ 2,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657,611
Interest Income	1,659	1,471	1,356	2,554	2,737	2,405	2,550	-	-	-	-	-	14,731
Clubhouse and other Income	-	225	66	100	2,874	55	375	-	-	-	-	-	3,695
<b>Total Revenues</b>	<b>\$ 1,659</b>	<b>\$ 165,052</b>	<b>\$ 469,884</b>	<b>\$ 13,101</b>	<b>\$ 13,371</b>	<b>\$ 7,162</b>	<b>\$ 5,808</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 676,038</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	-	77	-	77	-	61	-	-	-	-	-	-	214
Engineering	1,355	8,237	685	7,687	4,526	3,676	-	-	-	-	-	-	26,165
Attorney	1,630	3,038	1,296	3,959	888	5,917	-	-	-	-	-	-	16,728
Annual Audit	-	-	-	3,300	-	-	-	-	-	-	-	-	3,300
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	99	99	99	99	99	99	99	-	-	-	-	-	694
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,484	4,484	4,484	4,484	4,484	4,484	4,484	-	-	-	-	-	31,389
Information Technology	133	133	133	133	133	133	133	-	-	-	-	-	933
Website Maintenance	67	67	67	67	67	67	67	-	-	-	-	-	467
Travel & Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	6	27	7	-	-	15	5	-	-	-	-	-	61
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Meeting Room	-	250	-	250	-	250	-	-	-	-	-	-	750
Insurance General Liability	8,965	-	-	-	-	-	-	-	-	-	-	-	8,965
Printing & Binding	32	43	71	1	19	48	57	-	-	-	-	-	271
Legal Advertising	-	-	-	-	-	-	265	-	-	-	-	-	265
Other Current Charges	18	48	62	-	62	138	-	-	-	-	-	-	327
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,371</b>	<b>\$ 17,504</b>	<b>\$ 6,904</b>	<b>\$ 21,056</b>	<b>\$ 10,278</b>	<b>\$ 15,688</b>	<b>\$ 5,110</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98,911</b>

**Wynnfield Lakes**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Property Insurance (FIA)	\$ 16,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,128
Utilities - Irrigation (JEA)	288	841	846	672	855	837	1,054	-	-	-	-	-	5,392
Field Operations Management (Vesta Property)	2,392	2,392	2,392	2,392	2,392	2,392	2,392	-	-	-	-	-	16,742
Security Service/Monitoring (Fidelity Security)	6,480	5,009	5,225	5,233	5,192	5,184	5,184	-	-	-	-	-	37,506
Landscape Maintenance (Blend)	5,720	5,720	5,720	5,720	5,720	5,720	5,720	-	-	-	-	-	40,042
Landscape Contingency	112	112	112	112	112	112	2,512	-	-	-	-	-	3,184
Lake Maintenance (Solitude)	772	772	772	772	772	772	772	-	-	-	-	-	5,404
Irrigation Maintenance (Koehn)	-	1,581	1,674	-	-	1,318	-	-	-	-	-	-	4,573
Repairs & Replacements	-	92	-	-	540	-	373	-	-	-	-	-	1,005
Refuse Service (Waste Management)	233	233	233	233	238	237	291	-	-	-	-	-	1,698
Stormwater User Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Control	1,145	1,545	1,245	1,245	1,245	1,545	1,500	-	-	-	-	-	9,470
Contingency	-	-	-	-	-	629	-	-	-	-	-	-	629
<b>Subtotal Field Expenditures</b>	<b>\$ 33,270</b>	<b>\$ 18,297</b>	<b>\$ 18,219</b>	<b>\$ 16,378</b>	<b>\$ 17,066</b>	<b>\$ 18,745</b>	<b>\$ 19,798</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 141,773</b>
<b>Amenity Expenditures</b>													
Amenity Center Management (Vesta Property)	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,206
Facility Attendants (Vesta Property)	1,021	1,021	1,021	1,021	1,021	1,021	1,021	-	-	-	-	-	7,146
General Facility Maintenance (Vesta Property)	1,562	1,562	1,562	1,562	1,562	1,562	1,562	-	-	-	-	-	10,932
Utilities - Electric (JEA)	910	954	846	1,083	920	1,031	1,062	-	-	-	-	-	6,806
Utilities - Water & Sewer (JEA)	435	393	342	257	240	316	615	-	-	-	-	-	2,598
Telephone/Internet & Cable (Comcast)	441	442	442	478	478	478	486	-	-	-	-	-	3,244
Repairs & Replacements	554	299	1,273	1,246	2,851	1,266	1,570	-	-	-	-	-	9,059
Fitness Equipment Maintenance	-	-	-	-	340	-	-	-	-	-	-	-	340
Fitness Center Supplies	-	-	-	-	-	-	105	-	-	-	-	-	105
Pool Maintenance (Vesta Property)	1,252	1,252	1,252	1,252	1,252	1,252	1,252	-	-	-	-	-	8,763
Pool Chemicals (PoolSure)	736	736	736	824	824	824	1,391	-	-	-	-	-	6,072
Janitorial Service/Supplies (Vesta Property)	789	789	789	789	789	789	789	-	-	-	-	-	5,524
Office Supplies / Mailings / Printings	-	106	61	33	22	32	106	-	-	-	-	-	358
Operating Supplies	-	221	45	180	348	537	409	-	-	-	-	-	1,740
Permit Fees	-	-	446	776	-	-	-	-	-	-	-	-	1,222
Special Events	2,281	1,040	519	432	143	108	1,797	-	-	-	-	-	6,319
Recreation Passes	-	-	-	-	-	-	200	-	-	-	-	-	200
Holiday Lighting	-	-	-	-	3,400	-	-	-	-	-	-	-	3,400
<b>Subtotal Amenity Expenditures</b>	<b>\$ 16,725</b>	<b>\$ 15,557</b>	<b>\$ 16,076</b>	<b>\$ 16,676</b>	<b>\$ 20,933</b>	<b>\$ 15,959</b>	<b>\$ 19,108</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121,034</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 49,995</b>	<b>\$ 33,854</b>	<b>\$ 34,295</b>	<b>\$ 33,054</b>	<b>\$ 37,999</b>	<b>\$ 34,704</b>	<b>\$ 38,906</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262,808</b>
<b>Total Expenditures</b>	<b>\$ 72,366</b>	<b>\$ 51,358</b>	<b>\$ 41,198</b>	<b>\$ 54,111</b>	<b>\$ 48,277</b>	<b>\$ 50,393</b>	<b>\$ 44,016</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 361,719</b>
<b>Excess (Deficiency) of Revenues over Expe</b>	<b>\$ (70,708)</b>	<b>\$ 113,695</b>	<b>\$ 428,686</b>	<b>\$ (41,009)</b>	<b>\$ (34,906)</b>	<b>\$ (43,231)</b>	<b>\$ (38,209)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 314,319</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 34,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,975
Reserve Funding-CY	-	-	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (100,000)</b>	<b>\$ -</b>	<b>\$ 34,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (65,025)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (70,708)</b>	<b>\$ 113,695</b>	<b>\$ 328,686</b>	<b>\$ (41,009)</b>	<b>\$ 69</b>	<b>\$ (43,231)</b>	<b>\$ (38,209)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 249,294</b>

**Wynnfield Lakes**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2014, Special Assessment Bonds</b>		
Original Bond		\$7,490,000
Maturity Date:		5/1/2036
Reserve Fund Definition		50% of Maximum Annual Debt Service
Reserve Fund Requirement		258,667
Reserve Fund Balance		258,667
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: Special Call Payment - 11/1/17		(\$5,000)
Less: Principal Payment - 5/1/18		(\$255,000)
Less: Special Call Payment - 5/1/18		(\$10,000)
Less: Special Call Payment - 11/1/18		(\$5,000)
Less: Principal Payment - 5/1/19		(\$260,000)
Less: Special Call Payment - 5/1/19		(\$20,000)
Less: Special Call Payment - 11/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$265,000)
Less: Special 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)
<b>Current Bonds Outstanding</b>		<b>\$4,775,000</b>

*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%
							2014			
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Debt Service</i>	<i>Total</i>	
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	
12/05/24	11/25-12/04/24	84,540.32	3,269.56	1,625.42	1,219.06	78,426.28	43,917.16	34,509.12	78,426.28	
12/10/24	11/25-12/04/24	812,623.72	32,617.49	15,600.12	11,700.09	752,706.02	421,500.45	331,205.57	752,706.02	
12/19/25	12/05-12/15/24	5,838.42	204.35	114.37	82.82	5,436.88	3,044.54	2,392.34	5,436.88	
01/07/25	12/16-12/31/24	19,931.11	597.95	392.46	284.20	18,656.50	10,447.27	8,209.23	18,656.50	
02/06/25	01/16-01/31/25	8,757.63	175.17	174.23	126.16	8,282.07	4,637.79	3,644.28	8,282.07	
02/21/25	02/01-02/18/25	5,838.42	58.38	117.33	84.97	5,577.74	3,123.42	2,454.32	5,577.74	
03/06/25	02/19-02/28/25	5,838.42	58.38	117.33	84.97	5,577.74	3,123.42	2,454.32	5,577.74	
03/19/25	03/01-03/15/25	2,919.21	-	59.26	42.91	2,817.04	1,577.49	1,239.55	2,817.04	
04/03/25	03-17-03/31/25	5,335.05	-	108.31	78.42	5,148.32	2,882.96	2,265.36	5,148.32	
<b>TOTAL</b>		<b>\$ 1,266,569.96</b>	<b>\$ 49,629.74</b>	<b>\$ 24,445.50</b>	<b>\$ 18,147.42</b>	<b>\$ 1,174,347.30</b>	<b>\$ 657,611.20</b>	<b>\$ 516,736.10</b>	<b>\$ 1,174,347.30</b>	

<b>99.54%</b>	<b>Percent Collected</b>
<b>\$ 5,838.52</b>	<b>Balance Remaining to Collect</b>

*C.*

**Wynnfield Lakes**  
COMMUNITY DEVELOPMENT DISTRICT

Check Register

**GENERAL FUND**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
3/1 - 3/31/25	4897-4918	\$51,429.09
4/1 - 4/30/25	4919-4936	\$50,156.21
<b>TOTAL</b>		<b>\$101,585.30</b>

**CAPITAL RESERVE FUND**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>TOTAL</b>		<b>\$0.00</b>

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/02/25	PAGE	1
*** CHECK DATES 03/01/2025 - 03/31/2025 ***														
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 #
3/04/25	00247	7/22/24	REPL CK# 202503 310-51300-49000 REPL CK#50502 7/22/24	KRISTI SWEENEY	*	184.70	184.70 004897
3/06/25	00265	2/24/25	1002 202502 320-57200-46601 REP PAVERS	ALLSCAPE OUTDOOR LLC	*	2,609.50	2,609.50 004898
3/06/25	00029	2/26/25	84957412 202503 320-57200-41000 TV/INTERNET 3/4-4/3/25	COMCAST (AUTO PAY)	*	477.88	477.88 004899
3/06/25	00007	3/01/25	570 202503 310-51300-34000 MAR 25 - MANAGEMENT FEES	GOVERNMENTAL MANAGEMENT SERVICES	*	4,484.17	4,484.71 004900
		3/01/25	570 202503 310-51300-35100 MAR 25 - IT		*	133.33	
		3/01/25	570 202503 310-51300-49500 MAR 25 - WEBSITE ADMIN		*	66.67	
		3/01/25	570 202503 310-51300-31600 MAR 25 - DISSEMINATION		*	99.17	
		3/01/25	570 202503 310-51300-42500 MAR 25 - COPIES		*	48.30	
		3/01/25	570 202503 310-51300-41000 MAR 25 - TELEPHONE		*	15.07	
3/06/25	00012	2/24/25	25236787 202502 320-57200-43100 IRRIG 1/22-2/20/25	JEA (AUTO PAY)	*	919.99	2,014.37 004901
		2/24/25	25236787 202502 320-53800-43001 ELECTRIC 1/23-2/21/25		*	854.51	
		2/24/25	25236787 202502 320-57200-43001 WATER/SEWER 1/22-2/20/25		*	239.87	
3/06/25	00228	3/01/25	13129562 202503 320-57200-46201 MAR 25 - CHEMICALS	POOLSURE	*	824.36	824.36 004902
3/06/25	00189	3/06/25	03062025 202503 320-53800-46101 MAR 25 REIMB WATER/SEWER	PETER AND JENNIFER TOWNSEND	*	70.00	112.00 004903
		3/06/25	03062025 202503 320-53800-46101 MAR 25 REIMB LANDSCAPE MT		*	42.00	
3/06/25	00263	2/26/25	9726852- 202503 320-53800-43300 WASTE 3/1-3/31/25	WM CORPORATE SERVICES INC (AUTOPAY)	*	237.13	237.13 004904

WYNN --WYNNFIELD -- TCESSNA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/20/25	00264	3/01/25 310760	202503 320-53800-46100		*	5,720.23	
		MAR 25 - LANDSCAPING SVC					
				BLAND LANDSCAPING CO. INC			5,720.23 004905
3/20/25	00237	2/24/25 25-083	202502 320-53800-34500		*	1,296.81	
		SECURITY 2/15/25					
		2/24/25 25-083	202502 320-53800-34500		*	1,298.97	
		SECURITY 2/22/25					
		3/10/25 25-114	202503 320-53800-34500		*	1,296.00	
		SECURITY 3/01/25					
		3/10/25 25-114	202503 320-53800-34500		*	1,296.00	
		SECURITY 3/08/25					
				FIDELITY SECURITY OPERATIONS			5,187.78 004906
3/20/25	00196	3/12/25 75215537	202503 320-53800-46802		*	45.00	
		PEST CONTROL 3/12/25					
				FLORIDA PEST CONTROL & CHEMICAL CO.			45.00 004907
3/20/25	00192	3/25/25 180-0325	202503 320-53800-46802		*	1,500.00	
		MAR 25 - GOOSE CONTROL					
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,500.00 004908
3/20/25	00222	3/12/25 11794	202502 310-51300-31500		*	789.00	
		FEB 25 GENERAL COUNSEL					
		3/12/25 11795	202502 310-51300-31500		*	99.00	
		FEB 25 - EROSION REPAIR					
				KVW KILINSKI, VAN WYK, PLLC			888.00 004909
3/20/25	00255	3/10/25 192872	202502 310-51300-31100		*	4,525.52	
		FEB 25 - ENGINEERING FEES					
				MATTHEWS DCCM			4,525.52 004910
3/20/25	00224	3/01/25 PSI14801	202503 320-53800-46800		*	772.00	
		MAR 25 LAKE MAINT					
				SOLITUDE LAKE MANAGMENT			772.00 004911
3/20/25	00221	3/01/25 424918	202503 320-53800-34400		*	2,391.67	
		MAR 25- FIELD MGMT					
		3/01/25 424918	202503 320-57200-34300		*	6,743.75	
		MAR 25- AMENITY MGMT					
		3/01/25 424918	202503 320-57200-46700		*	1,020.83	
		MAR 25- FACILITY ATT					
		3/01/25 424918	202503 320-57200-46600		*	1,561.67	
		MAR 25- GEN FACILITY MAIN					
		3/01/25 424918	202503 320-57200-46200		*	1,251.83	
		MAR 25- POOL MAINT					

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/25 424918	202503 320-57200-34200		*	789.17	
		MAR 25-	JANITORIAL	VESTA PROPERTY SERVICES, INC			13,758.92 004912
3/20/25 00246		3/03/25 55693990	202502 320-57200-51000	FABRIC/PUSH PINS	*	14.63	
		3/03/25 55693990	202502 320-57200-52000	SIGNS	*	296.15	
		3/03/25 55693990	202502 320-57200-52000	WIPEES	*	84.14	
		3/03/25 55693990	202502 320-57200-52000	PAPER TOWELS	*	50.21	
		3/03/25 55693990	202502 320-57200-52000	BATTERIES, SOAP DISP	*	51.70	
		3/03/25 55693990	202502 320-57200-46601	PAPER TOWEL/VACUUM MESH	*	125.66	
		3/03/25 55693990	202502 320-57200-46601	SHOWER VALVE/ CLEAN BRUS	*	34.44	
		3/03/25 55693990	202502 320-57200-46601	FLEX SEAL	*	52.76	
		3/03/25 55693990	202502 320-57200-46601	COURTS ROLLER	*	142.49	
		3/03/25 55693990	202502 320-57200-46601	TOILET SEATS COVER	*	57.94	
		3/03/25 55693990	202502 320-57200-46601	SHOWER ARM	*	34.94	
		3/03/25 55693990	202502 320-57200-52000	DOMAIN RENEWAL	*	44.34	
		3/03/25 55693990	202502 320-57200-46601	SIGNS	*	296.15	
		3/03/25 55693990	202502 320-57200-49400	SNACKS	*	108.05	
		3/03/25 55693990	202502 320-57200-51000	INK	*	17.19	
		3/03/25 55693990	202502 320-57200-46601	PAD DOE LEG/LOW BACK BENC	*	350.31	
		3/03/25 55693990	202502 320-57200-52000	WATER	*	10.00	
		3/03/25 55693990	202502 320-57200-46601	WATER FOUNTAIN PANEL	*	136.19	
		3/03/25 55693990	202502 320-57200-46601	WIRING SUPPL	*	35.38	
		3/03/25 55693990	202502 300-36900-10100	WF CASH BACK	*	55.42-	
				ELITE CARD PAYMENT CENTER AUTO PAY			1,887.25 004913
				WYNN --WYNNFIELD -- TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/25	00206	1/21/25 01212025	202504 320-57200-49400	BAL-BUNNY/FACE PNTR/TWIST	*	712.50	
				AIRTAT			712.50 004914
3/28/25	00264	3/24/25 311827	202502 320-53800-43400	FEB 25 - IRRIG AUDIT REP	*	1,317.75	
				BLAND LANDSCAPING CO. INC			1,317.75 004915
3/28/25	00012	3/25/25 25236787	202503 320-53800-43001	IRRIG 2/20-3/23/25	*	836.67	
		3/25/25 25236787	202503 320-57200-43100	ELECTRIC 2/21-3/24/25	*	1,030.54	
		3/25/25 25236787	202503 320-57200-43001	WATER/SEWER 2/20-3/23/25	*	316.34	
				JEA (AUTO PAY)			2,183.55 004916
3/28/25	00228	4/01/25 13129562	202504 320-57200-46201	APR 25 - CHEMICALS	*	1,373.94	
				POOLSURE			1,373.94 004917
3/28/25	00036	3/27/25 UC20882	202503 310-51300-60100	MEETING ROOM 3/26/25	*	250.00	
				UNIVERSITY OF NORTH FLORIDA			250.00 004918
TOTAL FOR BANK A						51,429.09	
TOTAL FOR REGISTER						51,429.09	

WYNN --WYNNFIELD -- TCESSNA

AP300R  
\*\*\* CHECK NOS. 004919-004936

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

RUN 5/02/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/09/25	00029	3/26/25 84957412	202504 320-57200-41000	TV/INTERNET 4/4-5/3/25	*	485.89	
							485.89 004919
-----							
4/09/25	00237	3/24/25 25-136	202503 320-53800-34500	SECURITY 3/15/25	*	1,296.00	
		3/24/25 25-136	202503 320-53800-34500	SECURITY 3/22/25	*	1,296.00	
							2,592.00 004920
-----							
4/09/25	00007	4/01/25 571	202504 310-51300-34000	APR 25 - MANAGEMENT FEES	*	4,484.17	
		4/01/25 571	202504 310-51300-35100	APR 25 - IT	*	133.33	
		4/01/25 571	202504 310-51300-49500	APR 25 - WEBSITE ADMIN	*	66.67	
		4/01/25 571	202504 310-51300-31600	APR 25 - DISSEMINATION	*	99.17	
		4/01/25 571	202504 310-51300-42500	APR 25 - COPIES	*	57.00	
		4/01/25 571	202504 310-51300-41000	APR 25 - TELEPHONE	*	5.45	
							4,845.79 004921
-----							
4/09/25	00189	4/09/25 04092025	202504 320-53800-46101	APR 25 REIMB WATER/SEWER	*	70.00	
		4/09/25 04092025	202504 320-53800-46101	APR 25 REIMB LANDSCAPE MT	*	42.00	
							112.00 004922
-----							
4/09/25	00244	4/08/25 3197	202504 320-53800-46102	INST MULCH AT PLAYGROUND	*	2,400.00	
							2,400.00 004923
-----							
4/09/25	00221	3/26/25 425519	202503 320-53800-49000	RMVL BELONGINGS HOMELESS	*	628.90	
							628.90 004924
-----							
4/16/25	00246	5/02/25 55693990	202503 320-57200-46201	POOL CHEMICAL TESTER	*	16.89	
		5/02/25 55693990	202503 320-57200-49300	ACCESS CARDS	*	200.00	
		5/02/25 55693990	202503 320-57200-52000	TRASH BAGS	*	95.04	
		5/02/25 55693990	202503 320-57200-49400	EASTER EGGS	*	447.00	

WYNN --WYNNFIELD -- TCESSNA

WYNN --WYNNFIELD -- TCESSNA

AP300R  
\*\*\* CHECK NOS. 004919-004936

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

RUN 5/02/25

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/16/25	00237	4/07/25 25-161	202504 320-53800-34500		*	1,296.00	
		SECURITY 3/29/25					
		4/07/25 25-161	202504 320-53800-34500		*	1,296.00	
		SECURITY 4/05/25					
				FIDELITY SECURITY OPERATIONS			2,592.00 004928
4/16/25	00255	4/10/25 193066	202503 310-51300-31100		*	3,675.50	
		MAR 25 - ENGINEERING FEES					
				MATTHEWS DCCM			3,675.50 004929
4/16/25	00224	4/01/25 PSI15478	202504 320-53800-46800		*	772.00	
		APR 25 LAKE MAINT					
				SOLITUDE LAKE MANAGMENT			772.00 004930
4/16/25	00221	4/01/25 425500	202504 320-53800-34400		*	2,391.67	
		APR 25- FIELD MGMT					
		4/01/25 425500	202504 320-57200-34300		*	6,743.75	
		APR 25- AMENITY MGMT					
		4/01/25 425500	202504 320-57200-46700		*	1,020.83	
		APR 25- FACILITY ATT					
		4/01/25 425500	202504 320-57200-46600		*	1,561.67	
		APR 25- GEN FACILITY MAIN					
		4/01/25 425500	202504 320-57200-46200		*	1,251.83	
		APR 25- POOL MAINT					
		4/01/25 425500	202504 320-57200-34200		*	789.17	
		APR 25- JANITORIAL					
				VESTA PROPERTY SERVICES, INC			13,758.92 004931
4/24/25	00192	4/25/25 180-0425	202504 320-53800-46802		*	1,200.00	
		APR 25 - GOOSE CONTROL					
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 004932
4/24/25	00222	4/15/25 12055	202503 310-51300-31500		*	2,597.25	
		MAR 25 GENERAL COUNSEL					
		4/15/25 12056	202503 310-51300-31500		*	1,509.00	
		MAR 25 - EROSION REPAIR					
		4/15/25 12057	202503 310-51300-31500		*	1,810.72	
		MAR 25 - MONTHLY MEETING					
				KVW KILINSKI, VAN WYK, PLLC			5,916.97 004933
4/24/25	00228	5/01/25 13129562	202505 320-57200-46201		*	1,373.94	
		MAY 25 - CHEMICALS					
				POOLSURE			1,373.94 004934
4/24/25	00221	4/17/25 426027	202504 320-57200-46601		*	1,479.50	
		PRESSURE WASH TENNIS CTS					
				VESTA PROPERTY SERVICES, INC			1,479.50 004935
				WYNN --WYNNFIELD -- TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/25/25	00263	3/25/25 9730988-	202504 320-53800-43300	WM CORPORATE SERVICES INC (AUTOPAY)	*	290.69	
		WASTE 4/1-4/30/25					
							290.69 004936
						TOTAL FOR BANK A	50,156.21
						TOTAL FOR REGISTER	50,156.21

# INVOICE

ALLSCAPE OUTDOOR LLC  
6837 Playpark Trl W  
Jacksonville, FL 32244-4378

allscapeoutdoor@gmail.com  
+1 (904) 536-9388  
<https://www.allscapeoutdoor.com>



Kenneth Thomas

Bill to

12319 Wynnfield Lakes Drive  
Jacksonville  
Florida  
32244

## Invoice details

Invoice no.: 1002

Invoice date: 02/24/2025

Due date: 03/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Miscellaneous	Equipment and materials	1	\$225.00	\$225.00
2.	Paver Fine Base	Installing Paver Fine Base or Crush Crete	2	\$67.00	\$134.00

A strong and stable base is crucial for a long-lasting paver installation. Using paver fine base or crush crete (recycled concrete) provides excellent compaction, drainage, and durability. Here's how to install it properly:

### 1. Site Preparation

- Mark the area and excavate 4-8 inches deep, depending on the application (driveways require deeper bases).
- Remove any soft soil, roots, or debris to prevent settling.

### 2. Base Installation

- Spread a 4-6 inch layer of crush crete (or paver base material).
- Use a plate compactor to compact the material in 2-inch increments for maximum stability.
- Ensure proper grading for drainage (a slight slope away from structures).

### 3. Fine Base Layer

- Add a 1-inch layer of paver fines (screenings) or sand for a smooth and level setting bed.



- Use a screed board to level the surface before laying pavers.

#### 4. Paver Installation

- Lay the pavers in the desired pattern, maintaining uniform joint spacing.
- Use a plate compactor to set the pavers into the base.

#### 5. Joint Sand & Final Compaction

- Sweep polymeric sand into the joints for added strength.
- Lightly mist with water to activate the sand and let it set.
- Perform a final pass with the compactor to ensure everything is locked in place.

Key Benefits of Crush Crete & Paver Fine Base:

- ✓ Excellent compaction and durability
- ✓ Promotes proper drainage and prevents shifting
- ✓ Eco-friendly option when using recycled concrete

Would you like this formatted for a specific use, such as a marketing post or website content?

3. Paver Repair Labor	Scope of Work:	311	\$6.50	\$2,021.50
	This project involves repairing and restoring existing paver surfaces to ensure safety, functionality, and aesthetics. The repair process addresses issues such as uneven or sunken pavers, gaps, weed growth, and damaged pavers.			
	Job Tasks:			
	<ul style="list-style-type: none"> <li>• Assessing and identifying problem areas</li> <li>• Carefully removing damaged or sunken pavers</li> <li>• Regrading and compacting the base for stability</li> <li>• Reinstalling pavers in the correct pattern and alignment</li> <li>• Applying new joint sand and compacting for a secure fit</li> <li>• Cleaning and sealing (if needed) for added protection</li> </ul>			
	Materials Used:			
	<ul style="list-style-type: none"> <li>• Existing or new replacement pavers</li> <li>• Base material (gravel or sand) for leveling</li> <li>• Polymeric or jointing sand for stability</li> <li>• Edging restraints (if needed) for reinforcement</li> </ul>			
	Project Benefits:			
	<ul style="list-style-type: none"> <li>• Restores the appearance and functionality of the paver surface</li> <li>• Eliminates trip hazards and uneven areas</li> <li>• Prevents further shifting or damage</li> <li>• Extends the lifespan of the paved area</li> </ul>			

4.	Sand	Masonry Sand (Bag)	3	\$10.00	\$30.00
5.	Root Removal	Removing roots	1	\$175.00	\$175.00
6.	Portland Cement	Portland Cement	1	\$24.00	\$24.00
Total					\$2,609.50

001.320.57200.466001 rep pavers

# 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		\$477.88
EFT Payment - thank you	Feb 18	-\$477.88
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$441.20
Taxes, fees and other charges	Page 3	\$36.68
<b>New charges</b>		<b>\$477.88</b>

**Amount due \$477.88**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Mar 17, 2025, 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](https://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 **Mar 17, 2025**

**Please pay \$477.88**

Electronic payment will be applied Mar 17, 2025

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

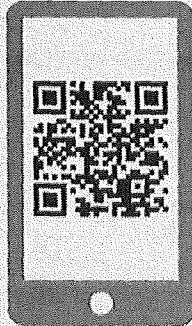
849574120171106000477885

## 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](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

## Regular monthly charges \$441.20

<b>Comcast Business</b>	<b>\$425.20</b>
<b>TV services</b>	<b>\$180.40</b>
TV Standard Business Video.	\$114.95
TV Box + Remote	\$11.95
Service To Additional TV With TV Box and Remote.	\$11.95
Broadcast TV Fee	\$37.10
Regional Sports Fee	\$4.45
<b>Internet services</b>	<b>\$169.90</b>
Static IP - 1	\$29.95
Business Internet 150	\$259.95
Service Discount	-\$120.00
<b>Voice services</b>	<b>\$74.90</b>
Voice Mail Service	\$5.00
Mobility Voice Line Business Voice.	\$44.95
Equipment Fee Voice.	\$24.95

<b>Service fees</b>	<b>\$16.00</b>
Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

## Taxes, fees and other charges \$36.68

<b>Other charges</b>	<b>\$4.80</b>
Federal Universal Service Fund	\$2.16
Regulatory Cost Recovery	\$2.64

<b>Taxes &amp; government fees</b>	<b>\$31.88</b>
State Communications Services Tax	\$17.41
Local Communications Services Tax	\$14.07
911 Fees	\$0.40

## What's included?



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



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



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

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

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

Additional information

Account Number	Billing Date	Services From	Page
8495 74 120 1711060	Feb 26, 2025	Mar 04, 2025 to Apr 03, 2025	4 of 4

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](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

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

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 570  
Invoice Date: 3/1/25  
Due Date: 3/1/25  
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 - March 2025	340	4,484.17	4,484.17
Information Technology - March 2025	351	133.33	133.33
Website Maintenance- March 2025	495	66.67	66.67
Dissemination Agent Services - March 2025	310	99.17	99.17
Copies	425	48.30	48.30
Telephone	410	15.07	15.07

**Total** \$4,846.71

**Payments/Credits** \$0.00

**Balance Due** \$4,846.71

**UTILITY SCHEDULE**  
**FY 2025**

**Vendor #12**

[illegible][illegible]





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



WYNNFIELD LAKES CDD



Phone: (904) 665-6000



Online: jea.com

Account #: 2523678745

Bill Date: 02/24/25

Cycle: 18

**Amount Due**  
**\$2,014.37**

Do not pay. AutoPay will process  
your payment on 03/18/25.

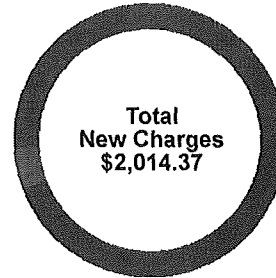
### TOTAL SUMMARY OF CHARGES

Electric .....	\$	919.99
Water .....		66.93
Sewer .....		172.94
Irrigation .....		854.51
<b>Total New Charges .....</b>	<b>\$</b>	<b>2,014.37</b>

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

Previous Balance .....	\$	2,011.83
Payment(s) Received .....		-2,011.83
Balance Before New Charges .....		0.00
New Charges .....		2,014.37

Do not pay. AutoPay will process your  
payment on 03/18/25. \$ 2,014.37



Electric	\$919.99
Water	\$66.93
Sewer	\$172.94
Irrigation	\$854.51

### MESSAGES



Use power strips as central turn off points when  
you are finished using electronics.



By turning off the faucet, following irrigation  
restrictions and checking for leaks, you can help  
preserve our most valuable natural resource.

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: 02/24/25

Do not pay. AutoPay will process your payment on 03/18/25.

TOTAL AMOUNT PAID

**\$2,014.37**

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

A black and white photograph showing a person's profile as they work on a laptop. The laptop is open on a white desk. To the right of the laptop is a mug and a bowl of fruit. The person's hand is visible near the laptop keyboard.

**E-mail:** \_\_\_\_\_



# WYNNFIELD LAKES CDD

Account #: 2523678745

Bill Date: 02/24/25

Cycle: 18

Phone: (904) 665-6000

Online: jea.com

## ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 01/23/25 - 02/21/25

Reading Date: 02/21/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22508695	29	80896	Regular	1	7358 KWH
22508695	29	23.34	Regular	1	23.34 KW

Basic Monthly Charge	\$	21.00
Energy Charge (\$0.06276 per kWh)		461.79
Tax Exempt Fuel Cost (\$0.03669 per kWh)		269.97
Taxable Fuel Cost (\$0.00511 per kWh)		37.60
City of Jacksonville Franchise Fee		23.71
Gross Receipts Tax		20.87

**Total Current Electric Charges \$ 834.94**

## WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 01/22/25 - 02/20/25

Reading Date: 02/20/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	29	2455	Regular	1	18000 GAL

Basic Monthly Charge	\$	31.50
Water Consumption Charge		33.48
City of Jacksonville Franchise Fee		1.95

**Total Current Water Charges \$ 66.93**

## SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 01/22/25 - 02/20/25

Reading Date: 02/20/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	29	2455	Regular	1	18000 GAL

Basic Monthly Charge	\$	52.88
Sewer Usage Charge		115.02
City of Jacksonville Franchise Fee		5.04

**Total Current Sewer Charges \$ 172.94**

## IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 01/22/25 - 02/20/25

Reading Date: 02/20/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99436210	29	677	Regular	2	170000 GAL

Basic Monthly Charge	\$	100.80
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)		675.47
City of Jacksonville Franchise Fee		24.89

**Total Current Irrigation Charges \$ 854.51**

## ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

Service Period: 01/23/25 - 02/21/25

Reading Date: 02/21/25

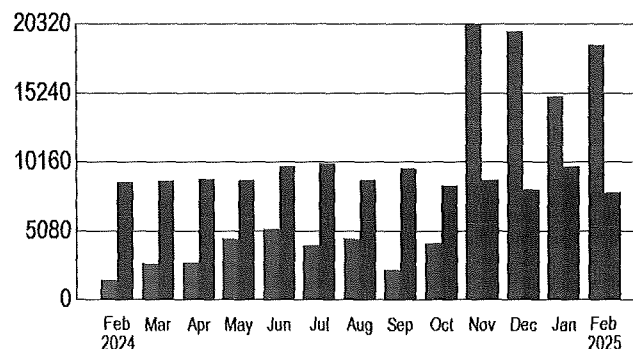
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24081122	29	52230	Regular	1	569 KWH

Basic Monthly Charge	\$	21.00
Energy Charge (\$0.06276 per kWh)		35.71
Tax Exempt Fuel Cost (\$0.03669 per kWh)		20.88
Taxable Fuel Cost (\$0.00511 per kWh)		2.91
City of Jacksonville Franchise Fee		2.42
Gross Receipts Tax		2.13

**Total Current Electric Charges \$ 85.05**

## CONSUMPTION HISTORY

 Water Tens Gal
  Electric kWh


	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	8,694	9,825	7,927	273
Total Gallons Used	14,000	149,000	188,000	6,483



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

# Invoice

Date  
Invoice#

3/1/2025  
131295627407

Terms	Net 20
Due Date	3/21/2025
PO #	

Bill To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

Ship To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

*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	\$824.36

**APPROVED**

*By lihernandez at 11:40 am, Feb 27, 2025*

Subtotal \$824.36

Tax \$0.00

**Total \$824.36**

Amount Paid/Credit Applied \$0.00

**Balance Due \$824.36**



131295627407

# **Wynnfield Lakes**

## **Resident Water and Sewer Reimbursement**

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

Month: March-25

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 15<sup>th</sup>

Month: March-25

Amount per each: \$42.00

**320.53800.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246



# INVOICE

Page 1 of 2

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

**28-16690-73007**  
WYNNFIELD LAKES CDD  
03/01/25-03/31/25  
02/26/2025  
9726852-2224-2

**How to Contact Us**

**Visit [wm.com/MyWM](http://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**

**Mar 28, 2025**

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**

**\$237.13**

If payment is received after 03/28/2025: **\$ 243.06**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
5.49		(5.49)		0.00		237.13		<b>237.13</b>

## IMPORTANT MESSAGES

\*\*\*WM only sells services online through our own website at [wm.com](http://wm.com). WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit [wm.com](http://wm.com) directly.

✂ ----- 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)
02/26/2025	9726852-2224-2	<b>28-16690-73007</b>
Payment Terms	Total Due	Amount
Total Due by 03/28/2025	\$237.13	
If Received after 03/28/2025	\$243.06	<i>237.13</i>

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$237.13.

2224000281669073007097268520000002371300000023713 4

10290C07

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



## 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	03/01/25		1.00	12.96
6 Yard Dumpster 1X Week	03/01/25		1.00	162.04
Energy Surcharge				27.67
DUVAL CM 17% FRANCHISE FEE				34.46
<b>Total Current Charges</b>				<b>237.13</b>

### GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



**AutoPay**  
 Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



**Online**  
 Use [wm.com](http://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 is Due	Your Total Due
Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a> <small>Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a> to view your account information, including your current balance, payment history, and service status. You can also make payments online.</small>	10/25/2022 <small>If payment is received after 10/25/2022, \$123.45</small>	<b>\$123.45</b> <small>If payment is received after 10/25/2022, \$123.45</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**

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

Description	Date	Quantity	Amount
Gate Service 1X Week	03/01/25	1.00	12.96
6 Yard Dumpster 1X Week	03/01/25	1.00	162.04
Energy Surcharge			27.67
DUVAL CM 17% FRANCHISE FEE			34.46
<b>Total Current Charges</b>			<b>237.13</b>

- 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](http://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.

#### ☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact WM.

Address 1

Address 2

City

State

Zip

Email

Date Valid

#### ☐ Check Here to Sign Up for Automatic Payment Enrollment

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](http://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.

Email

Date

Bank Account  
Holder Signature

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

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

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](mailto: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)



**BLAND**  
**LANDSCAPING**  
**CO.**

P.O. Box 727  
Apex, NC 27502



Phone: 919-387-0010  
Fax: 919-387-0690  
Billing Inquiry:  
arumfelt@blandlandscaping.com

**BILL TO**

Wynnfield Lakes CDD  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

Phone:

**PROPERTY ADDRESS**

Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

**APPROVED**

*By lihernandez at 11:41 am, Mar 14, 2025*

**INVOICE 310760**  
INVOICE DATE 03/01/2025

INVOICE		TERMS	
03/01/2025		NET 30	
DESCRIPTION			PRICE
MARCH BILLING Grounds Maintenance Contract			\$5,720.23
INVOICE GRAND TOTAL			\$5,720.23

PROPERTY  
10949

AMOUNT  
\$5,720.23

INVOICE  
310760

INVOICE DATE  
03/01/2025

**BLAND**  
**LANDSCAPING**  
**CO.**

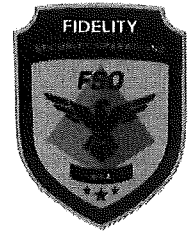
Remit to:  
Bland Landscaping Co. Inc.  
P.O. Box 727  
Apex, NC 27502



# 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.: 25-083  
Terms: Net 30  
Invoice date: 02/24/2025  
Due date: 03/26/2025

**APPROVED**  
*By lihernandez at 11:41 am, Feb 27, 2025*

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/15/2025	Unarmed Officer	Hours of Guard Service for the Week	48.03	\$27.00	\$1,296.81
2.	02/22/2025	Unarmed Officer	Hours of Guard Service for the Week	48.11	\$27.00	\$1,298.97

**Total** **\$2,595.78**

## Ways to pay

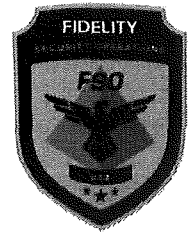


[View and pay](#)

# 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.: 25-114  
Terms: Net 30  
Invoice date: 03/10/2025  
Due date: 04/09/2025

**APPROVED**

By lihernandez at 11:41 am, Mar 14, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/01/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	03/08/2025	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



PO BOX 740608  
CINCINNATI OH 45274-0608

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

**Bill To  
Number**  
2750388

**Invoice  
Date**  
3/12/2025

**Amount  
Due**  
45.00

INVOICE# 75215537 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 3/12/2025

**APPROVED**

*By lihernandez at 12:01 pm, Mar 17, 2025*

Payment Receipt. Please Return with Payment Remittance



PO Box 13848  
Reading, PA 19612-3848

Bill To #: 2750388

Date: 3/12/2025

Due Date: 4/11/2025

Invoice #: 75215537

Amount Due: 45.00

Amount Paid: 45.00

Check No.: 4907



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

002750388000000000075215537000004500202504110005

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



INVOICE # 180-0325  
DATE: March 25, 2025

BILL TO:		SHIP TO:	PO/CONTRACT #:
Vesta Property Services c/o Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 <a href="mailto:lihernandez@vestapropertyservices.com">lihernandez@vestapropertyservices.com</a> Lina Hernandez <a href="mailto:tcessna@gmssf.com">tcessna@gmssf.com</a> Tizianna Cessna		Wynnfield Lakes CDD Jacksonville, FL	
QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL

Week Ending: Goose Control Services

03/01/25		\$300.00	\$300.00
03/08/25		\$300.00	\$300.00
03/15/25		\$300.00	\$300.00
03/22/25		\$300.00	\$300.00
03/29/25		\$300.00	\$300.00

**APPROVED**

**By lihernandez at 11:53 am, Mar 17, 2025**

**Thank you for your business!**

SUBTOTAL	\$1,500.00
SALES TAX	n/a
TOTAL DUE	\$1,500.00

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



**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 # 11794  
Date: 03/12/2025  
Due On: 04/11/2025

### Wynnfield Lakes CDD - 01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	02/03/2025	Call with District Manager regarding insurance requirements for paver repair agreement.	0.10	\$285.00	\$28.50
Service	LG	02/04/2025	Advise regarding insurance requirements for small vendors.	0.40	\$330.00	\$132.00
Service	LG	02/05/2025	Review January minutes.	0.40	\$330.00	\$132.00
Service	LG	02/07/2025	Advise regarding renewal of cricket contract; revise insurance provisions for paver contract.	0.30	\$330.00	\$99.00
Service	MGH	02/12/2025	Analyze documentation received from British Swim School; revise license agreement accordingly and distribute for execution.	0.30	\$285.00	\$85.50
Service	MGH	02/18/2025	Review update from District Engineer on communications with the City regarding erosion repair project.	0.10	\$285.00	\$28.50
Service	LG	02/21/2025	Update surplus property resolution.	0.30	\$330.00	\$99.00
Service	MGH	02/24/2025	Analyze Certificate of Insurance from British Swim School and advise District staff regarding insurance requirements under the license agreement.	0.30	\$285.00	\$85.50
Service	JK	02/24/2025	Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents.	0.10	\$330.00	\$33.00

Service	LG	02/27/2025	Confer with Henley regarding meeting attendance and RFP progress.	0.20	\$330.00	\$66.00
<b>Non-billable entries</b>						
Service	MGH	02/04/2025	Confer with L. Gentry regarding automobile liability insurance requirements in contractor agreements.	0.20	\$285.00	\$57.00
Service	MGH	02/20/2025	Review District Manager inquiry regarding surplus pool furniture and procedure for donating same; analyze Florida statutory authority for declaring and disposing of surplus property; review District Engineer updates on erosion repair project efforts.	0.50	\$285.00	\$142.50
Service	LG	02/24/2025	Respond to inquiry regarding swim school insurance.	0.20	\$330.00	\$66.00
<b>Total</b>						<b>\$789.00</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11794	04/11/2025	\$789.00	\$0.00	\$789.00
<b>Outstanding Balance</b>				<b>\$789.00</b>
<b>Total Amount Outstanding</b>				<b>\$789.00</b>

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

Please pay within 30 days.



**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 # 11795  
Date: 03/12/2025  
Due On: 04/11/2025

### Wynnfield Lakes CDD - 03 Erosion Repair Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	02/20/2025	Follow up on status of erosion repair project.	0.30	\$330.00	\$99.00
Total						\$99.00

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11795	04/11/2025	\$99.00	\$0.00	\$99.00
Outstanding Balance				\$99.00
Total Amount Outstanding				\$99.00

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

Please pay within 30 days.



Project Manager      Alex Acree

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

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

March 10, 2025

Invoice #                      192872

Project                      0000021827.0000              Wynnfield Lakes CDD

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

- CDD Board Coordination
- Final Report Review
- Ditch Coordination

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 February 28, 2025**

Phase                      0001                      Engineering Services

	Hours	Rate	Amount	
Project Engineer, EI 3	5.00	190.00	950.00	
Project Administrator	.50	120.00	60.00	
<b>Total Labor</b>				<b>1,010.00</b>

Phase                      0004                      Drainage System Report

**Fee**

Total Fee	11,000.00			
Percent Complete	85.00	Total Earned	9,350.00	
		Previous Fee Billing	5,940.00	
		Current Fee Billing	3,410.00	
		<b>Total Fee</b>		<b>3,410.00</b>

Phase                      0999                      Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls		105.52	
<b>Total Reimbursables</b>		<b>105.52</b>	<b>105.52</b>
	<b>Total Due:</b>		<b>4,525.52</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Fee	3,410.00	5,940.00	9,350.00
Labor	1,010.00	23,757.50	24,767.50
Expense	105.52	263.50	369.02
Unit	0.00	114.59	114.59

Project	0000021827.0000	Wynnfield Lakes CDD	Invoice	192872
Interest	0.00	33.69	33.69	
Totals	4,525.52	30,109.28	34,634.80	



**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**

Page: 1

Invoice Number: PSI148012  
Invoice Date: 3/1/2025

**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

Ship Via  
Ship Date 3/1/2025  
Due Date 3/31/2025  
Terms Net 30

Customer ID 12907  
P.O. Number  
P.O. Date 3/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	772.00	772.00
March Billing					
3/1/2025 - 3/31/2025					
Lake 1					
Lake 2					
Lake 3					
Lake 4					
Lake 5					
Lake 6					
Lake Front					
Lake-ALL					
Fountain 1					
Fountain 2					
Fountain 3					

**APPROVED**  
*By lihernandez at 11:42 am, Mar 14, 2025*

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**



## Invoice

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

Invoice # 424918  
Date 03/01/2025  
  
Terms Net 30  
Due Date 03/31/2025  
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 320 534 2311	1	2,391.67	2,391.67
Amenity Management	1	6,743.75	6,743.75
Facility Attendants 320 572 343	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 342	1	789.17	789.17

**Total** 13,758.92

# WYNNFIELD LAKES CDD MONTHLY EXPENSE REPORT

BEGINNING 2/3/2025  
ENDING 2/26/2025

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
2/4/2025	Fabric, push pins	001.320.57200.51000	Office Supplies	Walmart	14.63
2/4/2025	Signs	001.320.57200.52000	Operating Supplies	Fastsigns	296.15
2/5/2025	Wipes	001.320.57200.52000	Operating Supplies	Amazon	84.14
2/5/2025	Paper towels	001.320.57200.52000	Operating Supplies	Amazon	50.21
2/5/2025	Batteries, soap dispenser	001.320.57200.52000	Operating Supplies	Amazon	51.70
2/6/2025	Paper towel dispenser, vacuum mesh, sign	001.320.53800.46601	Repairs & Replacements	Amazon	125.66
2/7/2025	Shower valve, cleaning brushes	001.320.53800.46601	Repairs & Replacements	Amazon	34.44
2/7/2025	Flex seal	001.320.53800.46601	Repairs & Replacements	Amazon	52.76
2/10/2025	Courts roller	001.320.53800.46601	Repairs & Replacements	10-S	142.49
2/10/2025	Toilet seats covers	001.320.57200.52000	Operating Supplies	Amazon	57.94
2/10/2025	Shower arm	001.320.53800.46601	Repairs & Replacements	Home Depot	34.94
2/10/2025	Domain renewal	001.320.57200.52000	Operating Supplies	GoDaddy	44.34
2/12/2025	Signs	001.320.57200.52000	Operating Supplies	Fastsigns	296.15
2/15/2025	Snacks	001.320.57200.49400	Special Events	Amazon	108.05
2/24/2025	Ink	001.320.57200.51000	Office Supplies	HP Instant Ink	17.19
2/24/2025	Pads doe Leg ext and lower back bench	001.320.53800.46601	Repairs & Replacements	Full Circle	350.31
2/24/2025	Waters	001.320.57200.49400	Special Events	Walmart	10.00
2/25/2025	Water fountain panel	001.320.53800.46601	Repairs & Replacements	Kully Sypply	136.19
2/26/2025	Wiring supplies	001.320.53800.46601	Repairs & Replacements	Home Depot	35.38
TOTALS					\$1,942.67

Explanation:

Signature: Lina Hernandez, Amenity Manager

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7VN9CG1RQJ9N  
For more details, see back of receipt.

**Walmart** \*

WM Supercenter

904-641-8088 Mgr. MARY

11900 ATLANTIC BLVD

JACKSONVILLE FL 32225

ST# 05054 DP# 006495 TE# 27 TR# 01211

# ITEMS SOLD 2

TC# 1714 3153 0139 7578 6790



FCBHGS LDGRYS 810056072230 11.77 N

PUSH PIN 695780720141 2.86 N

SUBTOTAL 14.63

TOTAL 14.63

MCARD TEND 14.63

CHANGE DUE 0.00

MASTERCARD- 6505 I 1 APPR#00429Q

14.63 TOTAL PURCHASE

REF # U543Ad034804

AID A0000000041010

TERMINAL # 55480220

\*No Signature Required

02/04/25 13:59:31



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial

Low prices You Can Trust. Every Day.

02/04/25 13:59:36



2141 St Johns Bluff Rd  
Jacksonville, FL 32246  
(904) 724-7446

PAID  
IN  
FULL

INVOICE  
234-77797

fastsigns.com/234

Completed Date: 2/12/2025

Payment Terms: Net 15

Payment Due Date: 2/27/2025

Order Due Date: 2/21/2025

Created Date: 2/3/2025

DESCRIPTION: Pool hours sign, playground signs (3), field sign (2)

Bill To: Wynnfield Lakes CDD  
12319 Wynnfield Lakes Dr  
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	Pool Sign - hours - gate 18x18	1	\$109.05	\$0.00	\$109.05
1.1	DiBond 1/8" -  Part Qty: 1 Width: 18.00" Height: 18.00" Sides: 1  Text: Pool Hours see 73044 30 minutes after Sunrise and 30 minutes before Sunset No Food No Alcohol No Smoking or Vaping				
2	Playground Signs 16x16 (3)/ No dogs sign 16x16 (2)	5	\$96.65	\$0.00	\$483.25

2.1	<b>DiBond 1/8" -</b> <b>Part Qty:</b> 1 <b>Width:</b> 16.00" <b>Height:</b> 16.00" <b>Sides:</b> 1 <b>Text:</b> Playground Hours x1 -- see 73044 Sunrise to sunset  NO PETS x1 NO GLASS  PLAY AT YOUR x1 OWN RISK  NO DOGS x2 ALLOWED
-----	---

<b>Subtotal:</b>	\$592.30
<b>Taxable Amount:</b>	\$0.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$592.30
<b>Amount Paid:</b>	\$592.30
<b>BALANCE DUE:</b>	\$0.00

TRANSACTIONS		
Date	Type	Amount
2/4/2025	MasterCard (Offline) - 6505	\$296.15
2/12/2025	Visa (Offline) - 6505	\$296.15





Final Details for Order #112-8595184-7513002

Order Placed: January 30, 2025  
PO number : Cleaning Supplies  
Amazon.com order number: 112-8595184-7513002  
Order Total: \$84.14

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

Shipped on February 4, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Wet Wipes Bulk Buy - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use Sold by: Innovent Inc ( <a href="#">seller profile</a> ) Business Price Condition: New	\$84.14
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$84.14 Shipping & Handling: \$0.00 ----- Total before tax: \$84.14 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$84.14</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$84.14 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$84.14 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$84.14</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 5, 2025: \$84.14

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



Final Details for Order #112-7384398-8816233

Order Placed: February 4, 2025  
PO number : Repair Supplies  
Amazon.com order number: 112-7384398-8816233  
Seller's order number: 4093211  
Order Total: \$50.21

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 February 4, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Scott Choose-A-Sheet Paper Towel, White</i> Sold by: OfficeWorld Store ( <a href="#">seller profile</a> ) Business Price Condition: New	\$50.21
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$50.21 Shipping & Handling: \$0.00 ----- Total before tax: \$50.21 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Local Express Shipping	<b>Total for This Shipment: \$50.21</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$50.21 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$50.21 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$50.21</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 5, 2025: \$50.21

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



Final Details for Order #112-1191240-6497836

Order Placed: February 4, 2025  
PO number : Repair Supplies  
Amazon.com order number: 112-1191240-6497836  
Order Total: \$51.70

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 February 4, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Amazon Basics 24-Pack D Cell Alkaline All-Purpose Batteries, 1.5 Volt, 5-Year Shelf Life Sold by: Amazon ( <a href="#">seller profile</a> ) Condition: New	\$22.71
1 Of: San Jamar Rely Manual Soap Dispenser, Hand Sanitizer Dispenser with Universal Compatibility for Home, Bathroom, Kitchen, Restrooms, Restaurants, Plastic, 900 Ml, Black Pearl Sold by: Amazon.com Condition: New	\$28.99
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$51.70 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$51.70 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$51.70</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$51.70 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$51.70 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$51.70</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 5, 2025: \$51.70

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



Final Details for Order #112-1281035-3246644

Order Placed: February 4, 2025  
PO number : Repair Supplies  
Amazon.com order number: 112-1281035-3246644  
Order Total: \$125.66

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

Shipped on February 4, 2025	
<b>Items Ordered</b>	<b>Price</b>
2 of: Georgia-Pacific Push Paddle Roll Paper Towel Dispenser by GP PRO, 54338A, Black Sold by: Amazon.com Condition: New	\$40.99
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$81.98 Shipping & Handling: \$0.00 ----- Total before tax: \$81.98 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment: \$81.98</b> -----

Shipped on February 5, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Endless Patio Pool Debris Leaf Cleaning Vacuum Replacement Mesh Nylon Bag 15" X 24.5" 100 Micron Sold by: BTTF Products ( <a href="#">seller profile</a> ) Condition: New	\$28.99
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$28.99 Shipping & Handling: \$0.00 ----- Total before tax: \$28.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment: \$28.99</b> -----

Shipped on February 5, 2025

Items Ordered		Price
1 of: All Quality Fancy Property Under 24Hr Video Surveillance Sign   Property Security Sign with Easy Installation   24/7 Security Monitoring (Black/Gold) - Large 1 Pack Sold by: All Quality Services ( <a href="#">seller profile</a> ) Business Price Condition: New		\$14.69
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States		Item(s) Subtotal: \$14.69 Shipping & Handling: \$0.00 ----- Total before tax: \$14.69 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address		<b>Total for This Shipment: \$14.69</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$125.66 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$125.66 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$125.66</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 5, 2025: \$125.66

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

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Final Details for Order #112-1380161-2933028

Order Placed: February 6, 2025  
PO number : Repair Supplies  
Amazon.com order number: 112-1380161-2933028  
Order Total: \$34.44

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 February 6, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Crevice Cleaning Brush, New Multifunctional Cleaning Brush Tool, Bathroom Gap Brush, Home, Kitchen, Bathroom, Window, Veh icle, Faucets, Toilet, 6Pcs Sold by: Cobeko ( <a href="#">seller profile</a> ) Condition: New	\$7.99
1 of: Self-Closing Shower Valve with Pull Chain, Chrome, Indoor or Outdoor Use Sold by: Premier deals Inc ( <a href="#">seller profile</a> ) Business Price Condition: New	\$26.45
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$34.44 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$34.44 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$34.44</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$34.44 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$34.44 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$34.44</b>
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 7, 2025: \$34.44

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

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Final Details for Order #112-2004333-2085023

Order Placed: February 6, 2025  
PO number : Repair Supplies  
Amazon.com order number: 112-2004333-2085023  
Order Total: \$52.76

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 February 7, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Flex Seal MAX, 17 oz, 2-Pack, Clear, Stop Leaks Instantly, Waterproof Rubber Spray On Sealant Coating, Perfect for Gutters, Wood, RV, Campers, Roof Repair, Skylights, Windows, and More</i> Sold by: Flex Seal Products ( <a href="#">seller profile</a> ) Condition: New	\$33.96
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$33.96 Shipping & Handling: \$0.00 ----- Total before tax: \$33.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$33.96</b> -----

Shipped on February 7, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Flex Seal, 14 oz, Green, Stop Leaks Instantly, Waterproof Rubber Spray On Sealant Coating, Perfect for Gutters, Wood, RV, Campers, Roof Repair, Skylights, Windows, and More</i> Sold by: BEYOND YOUR HOME ( <a href="#">seller profile</a> ) Condition: New	\$18.80
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$18.80 Shipping & Handling: \$0.00 ----- Total before tax: \$18.80 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$18.80</b> -----



Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$52.76 Shipping & Handling: \$0.00
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	----- Total before tax: \$52.76 Estimated Tax: \$0.00 ----- Grand Total: \$52.76
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 7, 2025: \$52.76

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

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## Kenneth F. Thomas

---

**From:** no-one@10-s.com  
**Sent:** Monday, February 10, 2025 10:40 AM  
**To:** Kenneth F. Thomas  
**Subject:** Your order no. 454-236179 has been received

You don't often get email from no-one@10-s.com. [Learn why this is important](#)

Dear Wynnfield Lakes CDD,

Thank you for shopping at [www.10-s.com](http://www.10-s.com).

Your order no. 454-236179 has been received.

### Order Summary:

Item	Qty	Description	Options	Rate	Amount
Rol-Dri Water Remover Cotter Pin	4	Rol-Dri Water Remover Cotter Pin		\$0.65	\$2.60
Rol-Dri Master Replacement Roller	2	Rol-Dri Master Replacement Roller		\$54.50	\$109.00
Subtotal					\$111.60
Shipping & Handling					\$22.52
Tax					\$8.37
Total					\$142.49

### Order Shipping Information:

Ken Thomas  
Wynnfield Lakes CDD  
5503 Fargo Dr. N  
Jacksonville FL 32207  
United States  
Phone: 904-377-6756

Ship Via: FedEx Ground®

If you would like to track the status of your order, please go to [https://621281.secure.netsuite.com/c.621281/scs/my\\_account.ssp?n=2](https://621281.secure.netsuite.com/c.621281/scs/my_account.ssp?n=2) to access your account. Log in using the email address and password you provided during checkout.

Thank you for your business.

[www.10-s.com](http://www.10-s.com)



Final Details for Order #112-8030522-5696224

**Order Placed:** February 10, 2025  
**PO number :** Office Supplies  
**Amazon.com order number:** 112-8030522-5696224  
**Order Total:** \$57.94

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

Shipped on February 10, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: HOSPECO Discreet Seat Half-Fold Toilet Seat Covers, 14.25 X 16.5, White, 250/pack, 20 Packs/carton Sold by: Amazon.com Condition: New	\$57.94
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$57.94 Shipping & Handling: \$0.00 ----- Total before tax: \$57.94 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$57.94</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$57.94 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$57.94 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$57.94</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: February 10, 2025: \$57.94

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 38358 02/10/25 12:37 PM  
SALE CASHIER ANET

732291004237 12" SHWR ARM <A> 27.98N  
12" RAINCAN SHOWER ARM CH  
071132000220 PUMICE STICK <A>  
PUMICE SCOURING STICK 10Z  
2@3.48 6.96N

SUBTOTAL 34.94  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$34.94

XXXXXXXXXXXX1515 MASTERCARD

USD\$ 34.94

AUTH CODE 01073Q/0614961 TA

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: SHOWER REPAIR

6365 02/10/25 12:37 PM



6365 61 38358 02/10/2025 4573

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 05/11/2025



Need help? [Contact us.](#)  
Customer Number: 25995204

## Thanks for your order, Wynnfield Lakes.

Here's your confirmation for order number 3577828791. Review your receipt and get started using your products.

[Access All Products →](#)

### Order Number: 3577828791

Product	Quantity	Term	Price
.COM Domain Renewal <a href="#">wynnfieldlakescdd.com</a>	1 Domain	2 Years	\$44.34
Subtotal:			\$44.34
Tax:			\$0.00
Total:			\$44.34

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

**SALE**

REF#: 00000001

Batch #: 584

02/12/25

09:02:13

Inv/Tkt #: 77797

APPR CODE: 01214Q

Trace: 1

MASTERCARD

Contactless

\*\*\*\*\*6505

\*\*\*

**AMOUNT**

**\$296.15**

**APPROVED**

Mastercard

AID: A0000000041010

TVR: 00 00 00 80 01

THANK YOU

CUSTOMER COPY



Final Details for Order #112-4685840-7527403

Order Placed: February 14, 2025

Amazon.com order number: 112-4685840-7527403

Order Total: \$108.05

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 February 14, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Smartfood Popcorn, Variety Pack, 0.5 Ounce (Pack of 40)	\$21.61
Sold by: Amazon ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b>	Item(s) Subtotal: \$21.61
Ken Thomas	Shipping & Handling: \$0.00
5503 FARGO DR N	-----
JACKSONVILLE, FL 32207-7176	Total before tax: \$21.61
United States	Sales Tax: \$0.00
	-----
<b>Shipping Speed:</b>	
FREE Prime Delivery	<b>Total for This Shipment: \$21.61</b>
	-----

Shipped on February 14, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Smartfood Popcorn, Variety Pack, 0.5 Ounce (Pack of 40)	\$21.61
Sold by: Amazon ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b>	Item(s) Subtotal: \$21.61
Ken Thomas	Shipping & Handling: \$0.00
5503 FARGO DR N	-----
JACKSONVILLE, FL 32207-7176	Total before tax: \$21.61
United States	Sales Tax: \$0.00
	-----
<b>Shipping Speed:</b>	
FREE Prime Delivery	<b>Total for This Shipment: \$21.61</b>
	-----

Shipped on February 14, 2025
------------------------------

Items Ordered		Price
1 of: <i>Smartfood Popcorn, Variety Pack, 0.5 Ounce (Pack of 40)</i>		\$21.61
Sold by: Amazon ( <a href="#">seller profile</a> )		
Business Price		
Condition: New		
<b>Shipping Address:</b>		
Ken Thomas		Item(s) Subtotal: \$21.61
5503 FARGO DR N		Shipping & Handling: \$0.00
JACKSONVILLE, FL 32207-7176		-----
United States		Total before tax: \$21.61
		Sales Tax: \$0.00
		-----
<b>Shipping Speed:</b>		
FREE Prime Delivery		<b>Total for This Shipment: \$21.61</b>
		-----

Shipped on February 14, 2025

Items Ordered		Price
1 of: <i>Smartfood Popcorn, Variety Pack, 0.5 Ounce (Pack of 40)</i>		\$21.61
Sold by: Amazon ( <a href="#">seller profile</a> )		
Business Price		
Condition: New		
<b>Shipping Address:</b>		
Ken Thomas		Item(s) Subtotal: \$21.61
5503 FARGO DR N		Shipping & Handling: \$0.00
JACKSONVILLE, FL 32207-7176		-----
United States		Total before tax: \$21.61
		Sales Tax: \$0.00
		-----
<b>Shipping Speed:</b>		
FREE Prime Delivery		<b>Total for This Shipment: \$21.61</b>
		-----

Shipped on February 14, 2025

Items Ordered		Price
1 of: <i>Smartfood Popcorn, Variety Pack, 0.5 Ounce (Pack of 40)</i>		\$21.61
Sold by: Amazon ( <a href="#">seller profile</a> )		
Business Price		
Condition: New		
<b>Shipping Address:</b>		
Ken Thomas		Item(s) Subtotal: \$21.61
5503 FARGO DR N		Shipping & Handling: \$0.00
JACKSONVILLE, FL 32207-7176		-----
United States		Total before tax: \$21.61
		Sales Tax: \$0.00
		-----
<b>Shipping Speed:</b>		
FREE Prime Delivery		<b>Total for This Shipment: \$21.61</b>
		-----



### Payment information

**Payment Method:**  
MasterCard | Last digits: 1515

Item(s) Subtotal: \$108.05  
Shipping & Handling: \$0.00

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

-----  
Total before tax: \$108.05

**Estimated Tax:** \$0.00

-----  
**Grand Total: \$108.05**

**Credit Card transactions**

MasterCard ending in 1515: February 14, 2025: \$108.05

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

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Printing History Invoice

Billing Cycle from Jan 22, 2025 - Feb 21, 2025
Billing Date: Feb 23, 2025

CUSTOMER NAME		SHIPPING ADDRESS		DATE *	PAGES PRINTED		
lina hernandez		12319 WYNNFIELD LAKES DR, JACKSONVILLE, FL 32246-4241, US			REGULAR	ROLLOVER	ADDITIONAL
BILLING ADDRESS		5385 N Nob Hill Rd, Sunrise, FL 33351, US		Jan 23, 2025	2		
STATEMENT NUMBER		IIUSDN1329646386		Jan 27, 2025	4		
PRINTER		SERIAL NUMBER		Jan 28, 2025	6		
HP OfficeJet Pro 8025e All-in-One Printer		TH2AP5Q04S		Jan 29, 2025	1		
ACCOUNT NUMBER		ACCOUNT PLAN		Jan 30, 2025	21		
\$243221048		\$6.99 - 100 Pgs / Mo		Jan 31, 2025	17		
PAGES PRINTED				Feb 4, 2025	5		
Regular Pages:		100 - \$6.99		Feb 5, 2025	27		
Rollover Pages:		7 - N/A		Feb 6, 2025	8		
Additional Pages:		82 - \$9.00		Feb 7, 2025	8		
Total Pages Printed:		189		Feb 10, 2025	1	7	2
PAYMENT BALANCE				Feb 11, 2025			3
Previous billing cycle charges:		\$0.00		Feb 12, 2025			23
Current billing cycle charges:		\$15.99		Feb 13, 2025			8
Tax:		\$1.20		Feb 14, 2025			4
Total:		\$17.19		Feb 18, 2025			5
				Feb 20, 2025			34
				Feb 21, 2025			3

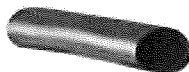
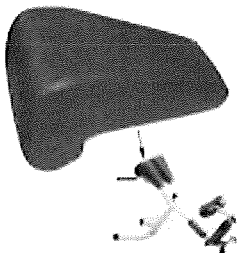
\*\* Page counts are not recorded in real time. Printed pages are automatically recorded about once per day and reflected in your Print History on the date they were printed provided that the printer is connected to the Internet via WiFi or Ethernet. If pages are printed when the printer is not connected 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.

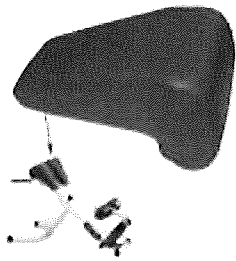
Invoice #10080754  
2/24/2025

**Full Circle Padding**  
**P.O. Box 388**  
**253 Mansfield Ave. Unit #3**  
**Norton, MA. 02766**

**ORDER CONFIRMATION**

Billing Address		Payment Information	
Bill To:	Lina Hernandez Wynnfield Lakes CDD 5385 N Nob Hill Rd Sunrise, FL 33351 United States 904-885-8832	Credit Card	
Email:	<a href="mailto:lihernandez@vestapropertyservices.com">lihernandez@vestapropertyservices.com</a>	Card Type:	Mastercard/Eurocard
		Cardholder:	Lina Hernandez
		Card Number:	(not saved)
		Expiration:	(not saved)
		Security Code:	(not saved)
		Promotion Code:	10FB

Myself				
Ship To:		Shipping Method:		
Ken Thomas Wynnfield Lakes CDD 5503 FARGO DR N Jacksonville, FL 32207 United States 904-885-8832 <a href="mailto:lihernandez@vestapropertyservices.com">lihernandez@vestapropertyservices.com</a>		UPS Ground <b>\$31.09</b>		
Item/Description		Qty	Price	Total
	<ul style="list-style-type: none"><li>• <b>Colors:</b> Technogym Black - Code V</li></ul>	1	\$170.67	\$170.67
	<ul style="list-style-type: none"><li>• <b>Brand:</b> TechnoGym</li><li>• <b>Series:</b> Element +</li><li>• <b>Model:</b> Leg Extension MA30, MB30</li></ul>			
<hr/>				
	<b>Part #:</b> TECHNOGYM302STD <b><u>Front Seat Pad in TechnoGym Vinyl</u></b>			
	<ul style="list-style-type: none"><li>• <b>Vinyl Color:</b> Allspice (518760)</li></ul>	1	\$92.01	\$92.01
	<ul style="list-style-type: none"><li>• <b>Brand:</b> TechnoGym</li><li>• <b>Series:</b> Benches Free Weight</li><li>• <b>Model:</b> Lower Back Bench PA05</li></ul>			
<hr/>				
	<b>Part #:</b> TECH010LEFT <b><u>Left Thigh Pad in FCP Stock Vinyl</u></b>			



- **Vinyl Color:** Allspice (518760)
- **Brand:** TechnoGym
- **Series:** Benches Free Weight
- **Model:** Lower Back Bench PA05

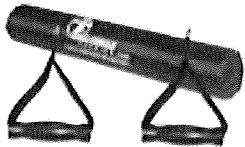
1 \$92.01 \$92.01

**Part #:** TECH010RIGHT **Right Thigh Pad in FCP**  
**Stock Vinyl**

**Part #:** FCPPRO2 **FCP Promotion 2**

1 \$0.00 \$0.00

**FREE** WITH ANY  
ORDER OVER  
\$700



Please refer to our web site [www.technogym.com](http://www.technogym.com) for more information on the Fitness Center Free Shipping Promotion

## Order Total

Merchandise Subtotal	\$354.69
Discount	(\$35.47)
Shipping & Handling	\$31.09
Tax	\$0.00
<b>Total</b>	<b>\$350.31</b>

You could win a \$1000 GiftCard!  
Visit [survey.walmart.com/#7VNCFY1RQSP9](http://survey.walmart.com/#7VNCFY1RQSP9)  
For more details, see back of receipt.

**Walmart** \*

WM Supercenter  
904-641-8088 Mgr: MARY  
11900 ATLANTIC BLVD  
JACKSONVILLE FL 32225

ST# 05054 OP# 001466 TE# 26 TR# 09260

# ITEMS SOLD 4

TC# 1640 3148 7401 8183 188



SC 100Z 15PK 068113178113 F  
4 AT 1 FOR 2.50 10.00 0

SUBTOTAL 10.00

TOTAL 10.00

MCARD TEND 10.00

Mastercard \*\*\*\* \* 6505 I 1

APPROVAL # 024040

REF # 505500736864

PAYMENT SERVICE - A

AID A0000000041010

AAC A268208589B50BC4

TERMINAL # SC010441

\*NO SIGNATURE REQUIRED

02/24/25 10:43:55

CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low Prices You Can Trust. Every Day.

02/24/25 10:44:06



Kully Supply  
2110 County Road 42 West  
Burnsville, MN, 55337  
Phone: 800-518-5388  
Web: www.KullySupply.com

## INVOICE

Reference Nbr.: 670246  
Date: 27-Feb-2025  
Due Date: 27-Feb-2025  
Customer ID: C318307  
Currency: USD

BILL TO:				SHIP TO:			
Wynnfield Lakes CDD 5385 North Nob Hill Road Sunrise FL 33351 UNITED STATES Attn: Ken Thomas				Wynnfield Lakes CDD 5503 Fargo Drive N Jacksonville FL 32207 UNITED STATES Attn: Ken Thomas			
CUSTOMER REF. NBR.		TERMS		CONTACT			
		Credit Card					
NO.	ITEM	QTY.	UOM	UNIT PRICE	DISC.	EXTENDED PRICE	
1	174214; Elkay 1000005513 Alcove Replacement Kit	1.00	EA	127.69	0%	127.69	
2	Freight ShipVia UPSGROUND	0.00		0.00	0%	8.50	

Sales Total:		136.19
Tax Total:		0.00
Discount Total:		0.00
Total (USD):		136.19
Paid:		136.19
Balance Due:		0.00



**How doers  
get more done.™**

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00051 67283 02/26/25 12:10 PM  
SALE CASHIER MICHAEL

037155025244 TOIL SHIMS <A>	3.27N
PLASTIC TOILET SHIMS 4-PACK	
844219023869 CAP BEV WHT <A>	2.57N
FIBERON 4" BEVEL POST CAP WHITE	
044315044809 3X3 ANGLE <A>	3.67N
A33 12GA GALV STEEL FRAMING ANGLE	
044315043000 A24 ANGLE <A>	4.77N
A24 12GA GALV STEEL FRAMING ANGLE	
887480078824 SM SCREW <A>	2.98N
SMS SS PHL PAN #10 X 1/2 25PC	
887480078923 SM SCREW <A>	3.14N
SMS SS PHL PAN #10 X 5/8 25PC	
844219023791 POST 40 WHT <A>	14.98N
FIBERON 4" X 4" X 40" POST SLV WHT	

SUBTOTAL	35.38
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$35.38
-------	---------

XXXXXXXXXXXX1515 MASTERCARD

USD\$ 35.38

AUTH CODE 02685Q/4513501

TA

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: GENERAL REPAIRS

6365 02/26/25 12:10 PM



6365 51 67283 02/26/2025 5447

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/27/2025



**AirTatBodyArt**

Signed on January 21, 2025

## April 12, 2025 11:30-1:30 Booking Agreement

**Business: AirTatBodyArt**

info@airtatbodyart.com

(904) 434-6866

**Recipient: Wynnfield Lakes CDD**

lihernandez@vestapropertyservices.com

12319 Wynnfield Lakes Drive, Jacksonville, FL

32246

(904) 565-9385

This contract is between AirTatBodyArt (the "Business") and Wynnfield Lakes CDD (the "Client") dated 01/20/2025.

1 Easter Bunny=\$300

1 Face Painter=\$300

1 Balloon twister=\$350

**APPROVED**

*By lihernandez at 10:47 am, Mar 27, 2025*

### Payment schedule

The Client will pay the Business **\$950.00**

Due in full on April 12, 2025

Deposit **\$237.50**

Due on March 12, 2025

001.320.57200.49400 \$712.50 easter bunny/face  
pnt/balloon twister

Balance **\$712.50**

Due on April 12, 2025

### Deliverables



**25% deposit is due 30 days before event**

**Total**

**\$950.00**

## Terms

### Invoices

The Client agrees to pay invoice(s) by the due date(s) specified. Unpaid or overdue invoices may result in termination of the event.

**Recipient initial**

**LH**

### Payment Methods

A deposit of 25% of the total fee is due 30 days prior to event. Any remaining balance shall be paid to AirtatBodyArt by a check, cash or credit card prior to event starting.

Credit card payments are accepted via Square Up with a small fee of 2.60% swiped transactions & 3.5% for transactions manually entered.

**Recipient initial**

**LH**

### Agent/Artist(s) Force Majeure/ Limited Liability

- a. A "Force Majeure Event" refers to any event that is beyond the reasonable control of a Party and cannot be prevented with reasonable care of the affected Party including and defined as one or more of the following causes which renders an event or performance impossible, impracticable, or unsafe: an act of God: fire, natural disaster, threat or act of terrorism; riot or other forms of civil disorder in, around, or near the "event location"; any action or order of any governing court, agency or public authority; absence of power or other essential services; major weather event, or any recognized health threats or pandemic.
- b. In the event that the occurrence of a Force Majeure Event delays or prevents the performance of this agreement, the affected Party shall not be held liable for any obligations here under only for such delay or prevented performance. The affected Party who seeks to be exempt from the performance obligation under this agreement or any provision hereof shall inform the other Party in writing, without delay, of exemption of obligation and shall use its best efforts to resume performance. Upon such notice, all obligations under this agreement shall be immediately

suspended for the duration of such Force Majeure Event.

Artist/Airtatbodyart will refund all fees paid by Client in the event of non-performance by Artist/Airtatbodyart. Artist/Agent shall not be held responsible for damages above the amount of the agreed rate of pay. This Agreement is void in the event of Force Majeure as outlined above. Inclement weather is cause for cancellation only by agreement of both parties no less than 24 hours prior to event. In case of cancellation due to inclement weather, contract date will be rescheduled to take place within one year and the original terms of this agreement remain intact. Cancellation without cause by either party must be made in writing and delivered via certified mail at least 21 days in advance.

**Recipient initial**

**LH**

### **Severability/Court of Jurisdiction**

If any provision of this agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms shall not be affected; and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular provision held to be invalid. Court of Jurisdiction/Remedies: This contract shall be governed and construed in accordance with the laws of the State of Florida, and any litigation arising out of this agreement shall be conducted in the courts of the State of Florida.

**Recipient initial**

**LH**

### **Licensing and Insurance**

Airtatbodyart promises that it holds all licenses necessary to perform the work, that such licenses are valid and effective as of the date any work is performed or services provided, and that all work performed or services provided will be done in compliance with all applicable federal, state, or local laws and regulations.

### **Authority to sign**

Each party has the authority to enter into this Contract and to perform all of its obligations under this Contract.

**Recipient initial**

**LH**

## Modifications

The Client and the Business must agree to any changes to this contract in writing.

Recipient initial	LH
-------------------	----

## Special Provisions

Artist will arrive at the event 30-60 minutes prior to performance time to set up.

## Signatures

This contract may be signed electronically or in hard copy. If signed in hard copy, it must be returned to the Business for valid record. Electronic signatures count as original for all purposes.

By typing their names as signatures below, both parties agree to the terms and provisions of this agreement.

## Business signature

Owner name	Stacie Migliore
Owner signature	<i>Stacie Migliore</i>
Business date signed	01/20/2025

## Recipient signature

Recipient name	LINA HERNANDEZ
Recipient signature	<i>LINA HERNANDEZ</i>
Recipient date signed	01/21/2025

# Activity

## Document details

DOCUMENT TITLE	DATE CREATED
April 12, 2025 11:30-1:30 Booking Agreement	January 20, 2025
SENDER NAME	RECIPIENT NAME
AirTatBodyArt	Wynnfield Lakes CDD
DATE SIGNED	RECIPIENT EMAIL
January 21, 2025	lihernandez@vestapropertyservices.com
	RECIPIENT IP ADDRESS
	50.193.160.46

## Document history

Date	User	Event
01/21/2025 4:25 PM	Wynnfield Lakes CDD	Wynnfield Lakes CDD signed the contract
01/21/2025 2:02 PM	Wynnfield Lakes CDD	Wynnfield Lakes CDD viewed the contract
01/20/2025 3:46 PM	AirTatBodyArt	AirTatBodyArt sent contract to Wynnfield Lakes CDD
01/20/2025 3:30 PM	AirTatBodyArt	Contract created by AirTatBodyArt

**BLAND**  
**LANDSCAPING**  
**CO.**

P.O. Box 727  
Apex, NC 27502



Phone: 919-387-0010  
Fax: 919-387-0690  
Billing Inquiry:  
arumfelt@blandlandscaping.com

**BILL TO**

Wynnfield Lakes CDD  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

Phone:

**PROPERTY ADDRESS**

Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

**APPROVED**

*By lihernandez at 10:44 am, Mar 27, 2025*

**INVOICE 311827**  
INVOICE DATE 03/24/2025

INVOICE	TERMS
03/24/2025	NET 30
DESCRIPTION	PRICE
03/19/2025: WORK ORDER: 133643 20 February 2025 Irrigation audit repairs	\$1,317.75
<b>INVOICE GRAND TOTAL</b>	<b>\$1,317.75</b>

PROPERTY  
10949

AMOUNT  
\$1,317.75

INVOICE  
311827

INVOICE DATE  
03/24/2025

**BLAND**  
**LANDSCAPING**  
**CO.**

Remit to:  
Bland Landscaping Co. Inc.  
P.O. Box 727  
Apex, NC 27502



**UTILITY SCHEDULE  
FY 2025**

**Vendor #12**

[illegible][illegible]



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



WYNNFIELD LAKES CDD



Phone: (904) 665-6000



Online: jea.com

Account #: 2523678745

Bill Date: 03/25/25

Cycle: 18

**Amount Due**

**\$2,183.55**

Do not pay. AutoPay will process  
your payment on 04/16/25.

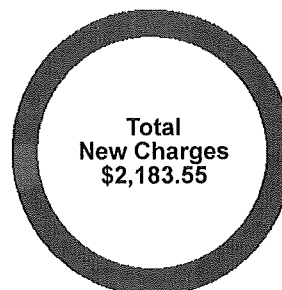
### TOTAL SUMMARY OF CHARGES

Electric .....	\$	1,030.54
Water .....		84.17
Sewer .....		232.17
Irrigation .....		836.67
<b>Total New Charges .....</b>	<b>\$</b>	<b>2,183.55</b>

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

Previous Balance .....	\$	2,014.37
Payment(s) Received .....		-2,014.37
Balance Before New Charges .....		0.00
New Charges .....		2,183.55

Do not pay. AutoPay will process your  
payment on 04/16/25. \$ 2,183.55



Electric	\$1,030.54
Water	\$84.17
Sewer	\$232.17
Irrigation	\$836.67

### MESSAGES



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



By turning off the faucet, following irrigation  
restrictions and checking for leaks, you can help  
preserve our most valuable natural resource.

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: 03/25/25

Do not pay. AutoPay will process your payment on 04/16/25.

TOTAL AMOUNT PAID

**\$2,183.55**

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



A diagram showing a curved arrow pointing from a circle to an 'x'.

@



A pie chart with a single slice removed, representing 75% of the total.

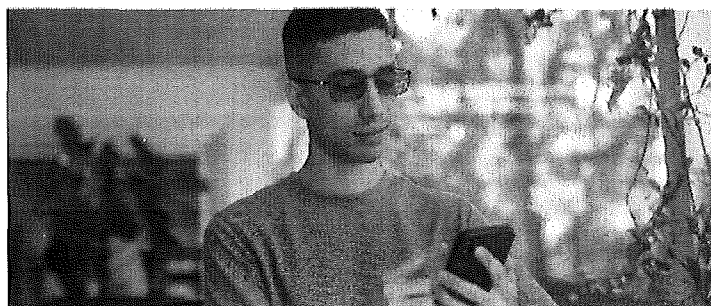


# Want a more predictable JEA bill?

MyBudget levelizes your payments so you pay about the same every month.



## Scan to learn more

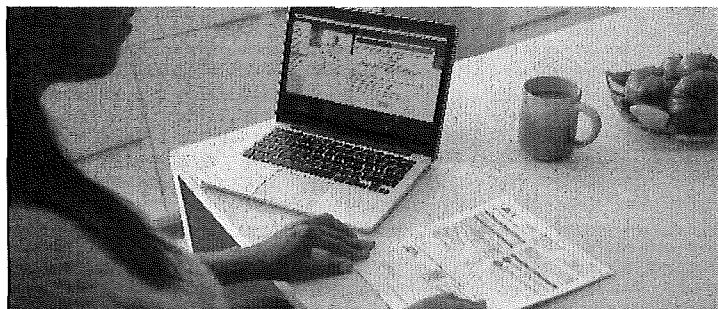


Download the  
**My JEA App**

Easily manage your account, sign up for programs, view your usage and more - **from anywhere.**



**Scan to learn more or visit  
jea.com/app**



**APPLICATION AND CONTRACT FOR SERVICE**—Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or 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.

## Account # 2523678745

[illegible]

**Address:**

City: \_\_\_\_\_

State: 

--	--

**Zip Code:**

E-mail: \_\_\_\_\_





WYNNFIELD LAKES CDD

Account #: 2523678745

Bill Date: 03/25/25

Cycle: 18



Phone: (904) 665-6000



Online: jea.com

**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 02/21/25 - 03/24/25

Reading Date: 03/24/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22508695	31	88544	Regular	1	7648 KWH
22508695	31	23.28	Regular	1	23.28 KW

Basic Monthly Charge	\$	21.00
Energy Charge (\$0.06276 per kWh)		479.99
Tax Exempt Fuel Cost (\$0.04505 per kWh)		344.54
Taxable Fuel Cost (\$0.00511 per kWh)		39.08
City of Jacksonville Franchise Fee		26.54
Gross Receipts Tax		23.36

**Total Current Electric Charges** \$ **934.51**

**WATER SERVICE**

Billing Rate: Commercial Water Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 02/20/25 - 03/23/25

Reading Date: 03/23/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	31	2482	Regular	1	27000 GAL

Basic Monthly Charge	\$	31.50
Water Consumption Charge		50.22
City of Jacksonville Franchise Fee		2.45

**Total Current Water Charges** \$ **84.17**

**SEWER SERVICE**

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 02/20/25 - 03/23/25

Reading Date: 03/23/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	31	2482	Regular	1	27000 GAL

Basic Monthly Charge	\$	52.88
Sewer Usage Charge		172.53
City of Jacksonville Franchise Fee		6.76

**Total Current Sewer Charges** \$ **232.17**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 02/20/25 - 03/23/25

Reading Date: 03/23/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99436210	31	843	Regular	2	166000 GAL

Basic Monthly Charge	\$	100.80
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)		658.15
City of Jacksonville Franchise Fee		24.37

**Total Current Irrigation Charges** \$ **836.67**

**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

Service Period: 02/21/25 - 03/24/25

Reading Date: 03/24/25

Service Point: Commercial - Electric

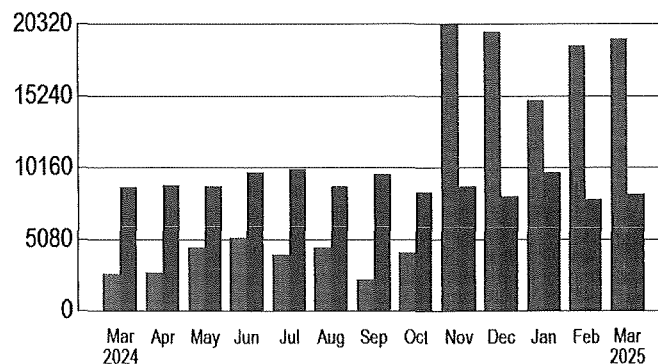
Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24081122	31	52849	Regular	1	619 KWH

Basic Monthly Charge	\$	21.00
Energy Charge (\$0.06276 per kWh)		38.85
Tax Exempt Fuel Cost (\$0.04505 per kWh)		27.89
Taxable Fuel Cost (\$0.00511 per kWh)		3.16
City of Jacksonville Franchise Fee		2.73
Gross Receipts Tax		2.40

**Total Current Electric Charges** \$ **96.03**

**CONSUMPTION HISTORY**

Water Tens Gal      Electric kWh



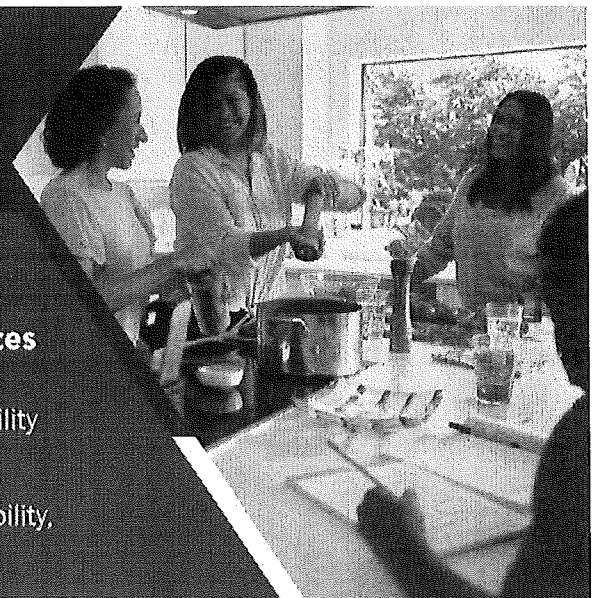
	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	8,760	7,927	8,267	267
Total Gallons Used	26,000	188,000	193,000	6,226



## Committed to Value

### While Continuing to Provide Reliable Utility Services

As a municipally-owned utility, JEA is dedicated to keeping costs down and serving our customers with the reliable utility services they need each day. We proudly offer the lowest combined water and electric rates in Florida among major cities, while remaining committed to investing in sustainability, new technologies and infrastructure.



Over the past decade, the utility industry has significantly changed due to stricter regulatory requirements, increasing operating costs and growing energy and water demands. As a result, JEA is proposing rate adjustments for JEA Board approval.

### Proposed Rate Changes - What to Expect

#### What's changing?

The proposed rate adjustments include changes to customer charges and bill structure. Impacts will vary across JEA's customer base and depend on electric and water consumption as well as meter size for water, sewer and potable irrigation customers.

#### When will the new rates go into effect?

If the JEA Board approves the rate adjustment as it was presented at the Board of Directors meeting in January, the proposed rates will be effective on 4/1/25.

#### What do the proposed changes mean for me?

While some customers will see a bill decrease or no change at all, many customers will see an average bill increase of about 3.7%.

#### Are there ways to minimize potential bill impacts?

Although our rates will continue to be among the lowest in the state, we understand the impact bill increases may have on some of our customers. That's why we remain committed to offering tips, programs and solutions to help customers save.

### Programs and Solutions to Help You Save



Free efficiency and irrigation assessments



Ways to save tips for homes & businesses



Residential and business efficiency rebates



Financial assistance programs



Free water conservation kits



Tools to help track consumption



Payment solutions to help manage utility expenses



Learn more at [jea.com/waystosave](http://jea.com/waystosave)



Scan here to find bill examples and learn more about the proposed changes.



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

# Invoice

Date  
Invoice#

4/1/2025  
131295627870

Terms	Net 20
Due Date	4/21/2025
PO #	

Bill To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

Ship To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

*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	\$1,373.94

**APPROVED**

*By lihernandez at 10:43 am, Mar 27, 2025*

**Subtotal** \$1,373.94

**Tax** \$0.00

**Total** \$1,373.94

**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$1,373.94

[Click Here to Pay Now](#)



131295627870



Adam W. Herbert  
University Center

Adam W. Herbert University Center  
12000 Alumni Drive  
Jacksonville FL 32224-2678

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: UC20882**

Invoice Date: 3/27/2025  
Due Date: 4/26/2025  
Event Name: Wynnfield Lakes  
Reservation No.: 186457  
Phone: 904-940-5850 x 400  
Fax: 904-940-5899  
Email Address: chogge@gmsnf.com  
Event Coordinator: Brian Blakeslee

**Bookings / Details****Quantity****Price****Amount****Wednesday, March 26, 2025****6:00 PM - 9:30 PM Wynnfield Lakes (Confirmed w/Authorization) Room  
1090 - KI Furniture, Inc. 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.



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		\$477.88
EFT Payment - thank you	Mar 18	-\$477.88
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$449.21
Taxes, fees and other charges	Page 3	\$36.68
<b>New charges</b>		<b>\$485.89</b>

**Amount due \$485.89**

### 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 Apr 17, 2025, 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](https://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

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

Account number **8495 74 120 1711060**

Automatic payment **Apr 17, 2025**

**Please pay \$485.89**

**Electronic payment will be applied Apr 17, 2025**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120171106000485896

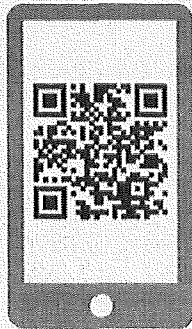


## Download the Comcast Business App

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.

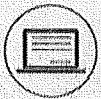


## Faster speeds. More solutions. Bigger savings.

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 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

**Regular monthly charges \$449.21****Comcast Business \$433.21****TV services \$180.40**

TV Standard Business Video.	\$114.95
TV Box + Remote	\$11.95
Service To Additional TV With TV Box and Remote.	\$11.95
Broadcast TV Fee	\$37.10
Regional Sports Fee	\$4.45

**Internet services \$177.91**

Business Internet 150	\$259.95
Service Discount	-\$111.99
Static IP - 1	\$29.95

**Voice services \$74.90**

Mobility Voice Line Business Voice.	\$44.95
Voice Mail Service	\$5.00
Equipment Fee Voice.	\$24.95

**Service fees \$16.00**

Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

**Taxes, fees and other charges \$36.68****Other charges \$4.80**

Federal Universal Service Fund	\$2.16
Regulatory Cost Recovery	\$2.64

**Taxes & government fees \$31.88**

State Communications Services Tax	\$17.41
Local Communications Services Tax	\$14.07
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)565-9385Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$111.99 this month with your service discount.

Additional information



Account Number
8495 74 120 1711060

Billing Date
Mar 26, 2025

Services From
Apr 04, 2025 to May 03, 2025

Page
4 of 4

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.

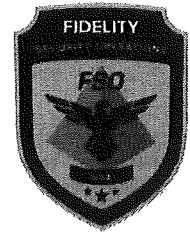
**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at [xfinity.com/programmingchanges/](https://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.: 25-136  
Terms: Net 30  
Invoice date: 03/24/2025  
Due date: 04/23/2025

**APPROVED**

*By lihernandez at 10:41 am, Mar 27, 2025*

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/15/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	03/22/2025	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](#)

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 571**Invoice Date:** 4/1/25**Due Date:** 4/1/25**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 -April 2025	340	4,484.17	4,484.17
Information Technology -April 2025	351	133.33	133.33
Website Maintenance-April 2025	495	66.67	66.67
Dissemination Agent Services -April 2025	316	99.17	99.17
Copies	425	57.00	57.00
Telephone	410	5.45	5.45
<b>Total</b>			<b>\$4,845.79</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,845.79</b>

# Wynnfield Lakes

## Resident Water and Sewer Reimbursement

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

Month: April-25

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 15<sup>th</sup>

Month: April-25

Amount per each: \$42.00

**320.53800.46101**

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

**U.S. MULCHING - JACKSONVILLE**

409 Queen Anne Court  
St. Augustine, FL 32092

**INVOICE**

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

INVOICE NUMBER	3197
INVOICE DATE	April 8, 2025
Reference Code	
TERMS	Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
40	Install Certified Playground : Wynnfield Lakes	\$60.00	\$2,400.00
	001.320.53800.46102 playground mulch		
		SUBTOTAL	\$2,400.00
		TAX	0.00
			\$2,400.00

**DIRECT ALL INQUIRIES TO:**  
Javi Sowers  
(904) 422-5927  
email: [usmulchingjax@bellsouth.net](mailto:usmulchingjax@bellsouth.net)  
[www.usmulchingjax.com](http://www.usmulchingjax.com)

**MAKE ALL CHECKS PAYABLE TO:**  
U.S. Mulching

**PAY THIS AMOUNT**

**THANK YOU FOR YOUR BUSINESS!**



## Invoice

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

**Invoice #** 425519  
**Date** 03/26/2025  
**Terms** Net 30  
**Due Date** 04/25/2025  
**Memo** Maintenance Services

### Bill To

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

Description	Quantity	Rate	Amount
This proposal will include the removal belongings that have accumulated at a homeless camp on the grounds of Wynnfield Lakes.	1	628.90	628.90

**Total** 628.90

538 490



## CUSTOMER INVOICE NO. 248

Wynnfield lakes  
12319 Wynnfield Lakes Drive  
Jacksonville FL 32246

**Order No:** 31725  
**Valid For:** 30 Days 03/17/2025

### Description:

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

AMG will provide all labor for the successful completion of this project. This proposal will include the removal belongings that have accumulated at a homeless camp on the grounds of Wynnfield Lakes. All materials will be cleaned up to include clothing, shopping carts and trash, all items will be hauled and discarded from the community.

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!

---

<b>Total</b>	<b>\$628.90</b>
--------------	-----------------

---



# WYNNFIELD LAKES CDD MONTHLY EXPENSE REPORT

BEGINNING 3/1/2025

ENDING 4/2/2025

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
3/4/2025	Pool chemical tester	001.320.57200.46601	Repairs & Replacements	Amazon	16.89
3/4/2025	Access cards	001.320.57200.52000	Operating Supplies	ID Zone	200.00
3/6/2025	Trash bags	001.320.57200.52000	Operating Supplies	Amazon	95.04
3/6/2025	Easter eggs	001.320.57200.49400	Special Events	Sunny Bunny	447.00
3/10/2025	Office supplies	001.320.57200.51000	Office Supplies	Walmart	32.65
3/11/2025	Cleaning supplies	001.320.57200.52000	Operating Supplies	Home Depot	25.52
3/12/2025	Refill pool kit, locks	001.320.57200.46601	Repairs & Replacements	Amazon	45.49
3/12/2025	Tray organizer, white out	001.320.57200.51000	Office Supplies	Amazon	20.61
3/12/2025	Duck repellents	001.320.57200.52000	Operating Supplies	Amazon	299.96
3/19/2025	Reader board	001.320.53800.46000	Repairs & Replacements	United Visual	316.00
3/19/2025	Bottle holders, gym rack	001.320.57200.52000	Operating Supplies	Amazon	105.04
3/19/2025	Plastic sheets	001.320.57200.51000	Office Supplies	Amazon	8.99
3/23/2025	Ink	001.320.57200.51000	Office Supplies	HP Instant Ink	52.66
3/25/2025	Landscape light	001.320.53800.46000	Repairs & Replacements	Amazon	53.15
3/26/2025	Disinfectant case	001.320.57200.52000	Operating Supplies	Amazon	69.85
3/26/2025	Wipes, paper towels, roll paper	001.320.57200.52000	Operating Supplies	Amazon	211.81
3/28/2025	Refill pool kit	001.320.57200.46601	Repairs & Replacements	Amazon	12.79
3/28/2025	Gas for blower	001.320.57200.52000	Operating Supplies	Circle K	3.94
3/31/2025	Refund paper towels	001.320.57200.52000	Operating Supplies	Amazon	-49.44
4/1/2025	Plastic valve cover	001.320.57200.46601	Repairs & Replacements	Amazon	4.61
4/2/2025	Replacement valve	001.320.57200.46601	Repairs & Replacements	Amazon	27.64
4/2/2025	Paper towels	001.320.57200.52000	Operating Supplies	Amazon	47.18
TOTALS					\$2,047.38

Explanation:

on:

Signature:

Lina Hernandez, Amenity Manager

e:



### Final Details for Order #112-9387818-4085803

Order Placed: March 4, 2025

PO number : Office Supplies

Amazon.com order number: 112-9387818-4085803

Order Total: \$16.89

Business order information	
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPFG, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 4, 2025	
<b>Items Ordered</b> 1 of: <i>Taylor 9056 Chlorine and Bromine DPD Comparator Replacement for Taylor 2000 Series</i> Sold by: Positive Pool Wholesale ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$16.89
<b>Shipping Address:</b> Ken Thomas 5503 FARGO DR N JACKSONVILLE, FL 32207-7176 United States	Item(s) Subtotal: \$16.89 Shipping & Handling: \$0.00 ----- Total before tax: \$16.89 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$16.89</b> -----
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$16.89 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$16.89 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$16.89</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 4, 2025: \$16.89

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

Thank you for your order from ID Zone. Your tracking number and invoice/receipt will be sent via email when your order ships.

If you ve any questions about the order, you can email us at [help@idzone.com](mailto:help@idzone.com).

**Billing Info**

Vesta Property Services Inc  
245 Riverside Ave  
Jacksonville, Florida, 32202  
United States  
T: (904) 536-1088  
E: [tmyhill@vestapropertyservices.com](mailto:tmyhill@vestapropertyservices.com)

**Shipping Info**

Lina Hernandez  
Vesta Property Services Inc  
12319 Wynnfield Lakes Drive  
Jacksonville, Florida, 32246  
United States  
T: (904) 885-8832  
E: [lihernandez@vestapropertyservices.com](mailto:lihernandez@vestapropertyservices.com)

**Credit Card Type** MasterCard  
**Credit Card Number** xxxx-6505  
**Card Number:** Ending 6505

Items	Quantity	Unit Price	Price
<b>ValuProx Clamshell 125kHz ISO PVC Proximity Cards - 26-Bit - PROGRAMMED - Qty. 100</b> SKU #: VP-26PROXCS <b>Card Format Options (Note: Call us for additional card options)</b> L - Programmed H10301 - 26 BIT <b>Enter Site/Facility Code (REQUIRED for 26 bit format cards)</b> 11 <b>Enter Prox Programming Internal Start Number (REQUIRED for 26 bit format cards)</b> 26801 <b>Enter Prox Programming External Start Number (REQUIRED for 26 bit format cards)</b> 26801 <b>Front Packaging Options</b> M - Plain White Vinyl with Matte Finish <b>Back Packaging Options</b> G - Plain White PVC with Gloss Finish <b>Select 125kHz (Prox) Card Numbering</b> M- Sequential Matching Internal/External <b>Slot Punch Options</b> V - Vertical Slot Punch <b>Prox Card Acceptance</b> I understand the configuration I've selected and understand that these cards are custom products and are not returnable.	1	\$2	\$200

Subtotal	\$200.00
Shipping & Handling	\$0.00
<b>Grand Total</b>	<b>\$200.00</b>



### Final Details for Order #112-9807125-6165809

Order Placed: March 4, 2025

PO number : Office Supplies

Amazon.com order number: 112-9807125-6165809

Order Total: \$95.04

#### 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 March 6, 2025

Items Ordered	Price
1 Of: <i>ToughBag 55 Gallon Trash Bags Heavy Duty (100 Count) - 50-60 Gallon Black Garbage Bags, Large Trash Bags - 38 x 58"</i> - Made in USA Sold by: Shop-Square ( <a href="#">seller profile</a> ) Business Price Condition: New	\$42.99
2 Of: <i>Sturdy American Flag 3x5 Ft Outdoor Heavy Duty, 100% in USA Longest Lasting American Flags for Outside 3x5, the American F</i> <i>lag Embroidered Stars, 3 by 5 American Flag Best High Wind all Weather Us Flag</i> Sold by: ANNDONEFLAG INC ( <a href="#">seller profile</a> ) Business Price Condition: New	\$18.89
1 Of: <i>Swanson Tool Co., Inc RFTPP300 Safety Roll, 1-3/16 in. x 300 Ft, Purple</i> Sold by: Amazon.com Condition: New	\$4.51
1 Of: <i>Amazon Basics Sheet Protector, Heavy Duty, Non-Glare, 100 Pack, Clear</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Condition: New	\$9.76

#### Shipping Address:

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

Item(s) Subtotal: \$95.04

Shipping & Handling: \$0.00

-----

Total before tax: \$95.04

Sales Tax: \$0.00

-----

#### Shipping Speed:

Amazon Day Delivery

**Total for This Shipment: \$95.04**

-----

#### Payment information

#### Payment Method:

MasterCard | Last digits: 1515

Item(s) Subtotal: \$95.04

Shipping & Handling: \$0.00

<b>Billing address</b>		-----
Wynnfield Lakes CDD		Total before tax: \$95.04
5385 N NOB HILL RD		<b>Estimated Tax:</b> \$0.00
SUNRISE, FL 33351-4761		-----
United States		<b>Grand Total: \$95.04</b>
<b>Credit Card transactions</b>		MasterCard ending in 1515: March 6, 2025: \$95.04

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

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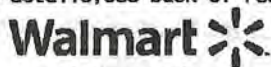
Thank you for your interest in Sunny Bunny Easter eggs products. Your order has been received and will be processed once payment has been confirmed.

To view your order click on the link below:

[https://sunnybunnyeastereggs.com/index.php?route=account/order/info&order\\_id=60391](https://sunnybunnyeastereggs.com/index.php?route=account/order/info&order_id=60391)

Order Details				
<b>Order ID:</b> 60391 <b>Date Added:</b> 03/06/2025 <b>Payment Method:</b> Credit Card / Debit Card (Authorize.Net) <b>Shipping Method:</b> Free Shipping		<b>E-mail:</b> <a href="mailto:lihernandez@vestapropertyservices.com">lihernandez@vestapropertyservices.com</a> <b>Telephone:</b> 9048858832 <b>IP Address:</b> 50.193.160.46 <b>Order Status:</b> PAID		
Payment Address		Shipping Address		
Lina Hernandez Wynnfield Lakes CDD 5385 N Nob Hill Rd Sunrise, Florida 33351 United States		Ken Thomas 5503 FARGO DR N Jacksonville, Florida 32207 United States		
Product	Model	Quantity	Price	Total
Plastic Easter eggs filled with Candy-1000	A1000CM	3	\$149.00	\$447.00
<b>Sub-Total:</b>				\$447.00
<b>Free Shipping:</b>				\$0.00
<b>Total:</b>				\$447.00

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7VNNDC1RQKSJ  
For more details, see back of receipt.



WM Supercenter  
904-641-8088 Mgr: MARY  
11900 ATLANTIC BLVD  
JACKSONVILLE FL 32225  
ST# 05054 OP# 000390 TE# 26 TR# 02633  
# ITEMS SOLD 5  
TC# 9095 5966 1557 8886 6851



BIC DMP .7/6	007033042603	3.18 0
JOURNAL	084371804803	5.97 0
PM BP RT 8C	004154054549	6.56 0
ZGRP BK 20PK	004588822120	6.97 0
EVO STAPLER	084204803667	9.97 0
	SUBTOTAL	32.65
	TOTAL	32.65
	MCARD TEND	32.65

Mastercard \*\*\*\* \* 6505 I 1  
APPROVAL # 010700  
REF # U379H4625514  
AID A0000000041010  
AAC 1FA09C908A60BC68  
TERMINAL # SC010441  
\*NO SIGNATURE REQUIRED

03/10/25 14:44:57  
CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



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Low Prices You Can Trust. Every Day.  
03/10/25 14:45:06



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get more done™

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00051 98924 03/11/25 03:21 PM  
SALE CASHIER ANET

051700871049	LAW TR <A>	6.58N
	LIME-A-WAY HARD WATER STAIN SPY 32OZ	
033873211129	STEEL WOOL <A>	4.98N
	#2 M COARSE STL WOOL PAD 12PK	
051141927664	3MGRNFNPD2PK <A>	3.98N
	3M GREEN FINE STRIPPING PAD 2PK	
192968014486	ES60A19BW4PK <A>	9.98N
	ECS (60W) A19 SMT BW 4PK DIM	

SUBTOTAL	25.52
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$25.52
-------	---------

XXXXXXXXXXXX1515 MASTERCARD

USD\$ 25.52

AUTH CODE 01102Q/1515570 TA

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: CLEANING ITEMS

6365 03/11/25 03:21 PM



6365 51 98924 03/11/2025 8780

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/09/2025





### Final Details for Order #112-2166228-9733011

Order Placed: March 12, 2025

PO number : Supplies

Amazon.com order number: 112-2166228-9733011

Order Total: \$45.49

#### 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 March 12, 2025

Items Ordered	Price
1 Of: <i>taylor Replacement Reagent Refill Kits - Basic Refill Kit - 2 oz.</i> Sold by: SDR Supply ( <a href="#">seller profile</a> ) Condition: New	\$24.95
<b>Shipping Address:</b> lina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$24.95 Shipping & Handling: \$0.00 ----- Total before tax: \$24.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$24.95</b> -----

#### Shipped on March 12, 2025

Items Ordered	Price
1 Of: <i>Master Lock Black Combination Padlock, Set Your Own Combo Lock, Weather Resistant Indoor and Outdoor Padlocks with Code</i> <i>for Gym Locker, Gate, Shed, 2 Pack, 178EC2</i> Sold by: Amazon.com Condition: New	\$20.54
<b>Shipping Address:</b> lina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$20.54 Shipping & Handling: \$0.00 ----- Total before tax: \$20.54 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$20.54</b> -----

### Payment information

**Payment Method:**

MasterCard | Last digits: 1515

Item(s) Subtotal: \$45.49

Shipping &amp; Handling: \$0.00

-----

**Billing address**

Wynnfield Lakes CDD

5385 N NOB HILL RD

SUNRISE, FL 33351-4761

United States

Total before tax: \$45.49

**Estimated Tax:** \$0.00

-----

**Grand Total: \$45.49****Credit Card transactions**

MasterCard ending in 1515: March 12, 2025: \$45.49

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

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### Final Details for Order #114-0982781-1740210

Order Placed: March 11, 2025

Amazon.com order number: 114-0982781-1740210

Order Total: \$20.61

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

Shipped on March 11, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>BIC White-Out Brand EZ Correct Correction Tape, 4 Count</i> Sold by: Amazon.com Condition: New	\$5.42
1 of: <i>Letter Tray Paper Organizer 5-Tier Desk Organizer File Organizer Paper Holder with Handle, Metal Desktop Document Shelf</i> <i>Tray Office Classroom Organization - Black</i> Sold by: Sinboun Direct ( <a href="#">seller profile</a> ) Condition: New	\$15.19
<b>Shipping Address:</b> Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$20.61 Shipping & Handling: \$0.00 ----- Total before tax: \$20.61 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$20.61</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$20.61 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$20.61 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$20.61</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 11, 2025: \$20.61

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



### Final Details for Order #112-7896929-1537069

Order Placed: March 12, 2025

PO number : Supplies

Amazon.com order number: 112-7896929-1537069

Order Total: \$299.96

Business order information	
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 12, 2025	
<b>Items Ordered</b> 4 of: <i>Cleanrth TSB620 Super Advanced Sonic/Ultrasonic Bird Repeller w/Triple Scan Technology</i> Sold by: Cleanrth Products LLC ( <a href="#">seller profile</a> ) Condition: New New from factory	<b>Price</b> \$74.99
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$299.96 Shipping & Handling: \$0.00 ----- Total before tax: \$299.96 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$299.96</b> -----
<b>Shipping Speed:</b> Standard Shipping	
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$299.96 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$299.96 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$299.96</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 12, 2025: \$299.96

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



UNITED VISUAL PRODUCTS  
540 W Oklahoma Ave.

Milwaukee, WI 53207  
Reg:  
Tax:39-1838515

ORDER  
ACKNOWLEDGEMENT  
579277

Customer #: 0445089

Shipping address : WYNNFIELD LAKES CCD  
AMENITY CENTER  
12319 WYNNFIELD LAKES  
DR  
  
JACKSONVILLE  
FL  
32246-

Shipping Instructions : UPS Ground

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

Telephone : 904-565-9385  
Fax :

Sales order	Order date	Ship Date	Salesperson	Customer purchase order no
579277	03/03/25	03/17/2025 03/17/2025	Randy Melkie	

Stock code	Order quantity	Unit price	Uom	Gross amount
CUSTOM UVFIC 47W X 34H silver-blackfelt Charge to CC#:*****1515	1	240.00	EA	240.00

NOTES

Total gross	:	240.00
Total discount	:	0.00
Total freight	:	76.00
Misc charges	:	0.00
Total tax	:	0.00
Total net amount	:	316.00



### Final Details for Order #114-3612019-8042602

Order Placed: March 18, 2025

PO number : Gym Accesories

Amazon.com order number: 114-3612019-8042602

Order Total: \$105.04

#### 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 March 18, 2025

Items Ordered	Price
1 of: <i>BLUSLM Cable Attachment Rack for Lat Pull Down Bar, Heavy Duty Steel Cable Attachments Gym Storage Rack, Lat Bar Organizer for Different Cable Handles</i> Sold by: CHUANQISHOP ( <a href="#">seller profile</a> ) Condition: New	\$88.05

<b>Shipping Address:</b> Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$88.05 Shipping & Handling: \$0.00 ----- Total before tax: \$88.05 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Amazon Day Delivery	<b>Total for This Shipment: \$88.05</b> -----

#### Shipped on March 19, 2025

Items Ordered	Price
1 of: <i>Gerrii 2 Pcs Spray Bottle Holder Brushed Stainless Steel Storage Rack Home Garage Solid Spray Can Holder Easy Install Wall Mount Craft Workspace Paint Bottle Rack with Hardware (Black)</i> Sold by: Gloryuu ( <a href="#">seller profile</a> ) Condition: New	\$16.99

<b>Shipping Address:</b> Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$16.99 Shipping & Handling: \$0.00 ----- Total before tax: \$16.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Amazon Day Delivery	<b>Total for This Shipment: \$16.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$105.04
	Shipping & Handling: \$0.00
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	----- Total before tax: \$105.04 <b>Estimated Tax:</b> \$0.00 -----
	<b>Grand Total: \$105.04</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 19, 2025: \$105.04

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

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### Final Details for Order #114-3544860-6917807

Order Placed: March 18, 2025

PO number : Office supplies

Amazon.com order number: 114-3544860-6917807

Order Total: \$8.99

Business order information		
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast		
Shipped on March 18, 2025		
<b>Items Ordered</b>		<b>Price</b>
1 of: Sakolla 10Pcs Colored Lighting Gel Filters - Correction Gel Light Filter, Transparent Color Overlays Film Plastic Sheets 8.5 x 11 Inch (Halloween Purple) Sold by: Sakolla ( <a href="#">seller profile</a> ) Condition: New		\$8.99
<b>Shipping Address:</b> Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: Shipping & Handling: ----- Total before tax: Sales Tax: -----	\$8.99 \$0.00 ----- \$8.99 \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment:</b>	<b>\$8.99</b> -----
Payment information		
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: Shipping & Handling: -----	\$8.99 \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: <b>Estimated Tax:</b> ----- <b>Grand Total:</b>	\$8.99 \$0.00 ----- <b>\$8.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 18, 2025: \$8.99	

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





Printing History Invoice

Billing Cycle from Feb 22, 2025 - Mar 21, 2025
Billing Date: Mar 22, 2025

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	
IIUSDN1335478456	
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:	8 - N/A
Additional Pages:	418 - \$42.00
Total Pages Printed:	526
PAYMENT BALANCE	
Previous billing cycle charges:	\$0.00
Current billing cycle charges:	\$48.99
Tax:	\$3.67
Total:	\$52.66

DATE *	PAGES PRINTED		
	REGULAR	ROLLOVER	ADDITIONAL
Feb 24, 2025	2		
Feb 25, 2025	30		
Feb 26, 2025	6		
Feb 27, 2025	12		
Feb 28, 2025	37		
Mar 4, 2025	3		
Mar 5, 2025	10	8	80
Mar 6, 2025			1
Mar 7, 2025			6
Mar 11, 2025			14
Mar 12, 2025			36
Mar 13, 2025			49
Mar 14, 2025			4
Mar 15, 2025			9
Mar 17, 2025			45
Mar 18, 2025			9
Mar 19, 2025			41
Mar 20, 2025			27
Mar 21, 2025			97

\*\* 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 #113-6675302-3138631

Order Placed: March 25, 2025  
PO number : Lighting Supplies  
Amazon.com order number: 113-6675302-3138631  
Order Total: \$53.15

Business order information	
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 25, 2025	
<b>Items Ordered</b> 1 of: <i>Hubbell-Bell 5820-8 Bullet Lampholder, Green</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$53.15
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$53.15 Shipping & Handling: \$0.00 ----- Total before tax: \$53.15 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$53.15</b> -----
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$53.15 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$53.15 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$53.15</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 25, 2025: \$53.15

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



### Final Details for Order #113-8703330-0484247

Order Placed: March 25, 2025  
PO number : Supplies  
Amazon.com order number: 113-8703330-0484247  
Seller's order number: 4152120  
Order Total: \$69.85

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

Shipped on March 25, 2025	
<b>Items Ordered</b> 1 of: 3M MROS3M124 TB Quat Disinfectant, 12/CS Sold by: OfficeWorld Store ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$69.85
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$69.85 Shipping & Handling: \$0.00 ----- Total before tax: \$69.85 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$69.85</b> -----
<b>Shipping Speed:</b> Standard Shipping	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$69.85 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$69.85 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$69.85</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 25, 2025: \$69.85

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



### Final Details for Order #113-1444317-3307429

Order Placed: March 25, 2025

PO number : Supplies

Amazon.com order number: 113-1444317-3307429

Order Total: \$211.81

#### 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 March 25, 2025

##### Items Ordered

1 of: Swanson Tool Co., Inc RFTPP300 Safety Roll, 1-3/16 in. x 300 Ft, Purple

Sold by: Amazon.com

Condition: New

**Price**

\$4.40

##### Shipping Address:

Irina Hernandez

12319 WYNNFIELD LAKES DR

JACKSONVILLE, FL 32246-4241

United States

Item(s) Subtotal: \$4.40

Shipping & Handling: \$0.00

-----

Total before tax: \$4.40

Sales Tax: \$0.00

-----

##### Shipping Speed:

Delivery in fewer trips to your address

**Total for This Shipment: \$4.40**

-----

#### Shipped on March 25, 2025

##### Items Ordered

1 of: Wet Wipes Bulk Buy - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull

Dispenser

Ideal For Public Use

Sold by: Innovent Inc ([seller profile](#))

Business Price

Condition: New

**Price**

\$85.47

##### Shipping Address:

Irina Hernandez

12319 WYNNFIELD LAKES DR

JACKSONVILLE, FL 32246-4241

United States

Item(s) Subtotal: \$85.47

Shipping & Handling: \$0.00

-----

Total before tax: \$85.47

Sales Tax: \$0.00

-----

##### Shipping Speed:

Delivery in fewer trips to your address

**Total for This Shipment: \$85.47**

-----

Shipped on March 25, 2025

**Items Ordered**

1 of: *Scott 47031*  
Sold by: Amazon.com  
Condition: New

**Price**  
\$49.44

**Shipping Address:**

Irina Hernandez  
12319 WYNNFIELD LAKES DR  
JACKSONVILLE, FL 32246-4241  
United States

Item(s) Subtotal: \$49.44  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$49.44  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Delivery in fewer trips to your address

**Total for This Shipment: \$49.44**  
-----

Shipped on March 25, 2025

**Items Ordered**

1 of: *Scott Professional Essential High-Capacity Hard Roll Paper Towels, Bulk (02001), Elevated Design, Absorbency Pockets, White, for ScottBrand Purple Core Dispensers (6 Rolls at 950' Each, 5,700'/Case)*  
Sold by: Amazon.com  
Condition: New

**Price**  
\$72.50

**Shipping Address:**

Irina Hernandez  
12319 WYNNFIELD LAKES DR  
JACKSONVILLE, FL 32246-4241  
United States

Item(s) Subtotal: \$72.50  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$72.50  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Delivery in fewer trips to your address

**Total for This Shipment: \$72.50**  
-----

**Payment information**

**Payment Method:**

MasterCard | Last digits: 1515

Item(s) Subtotal: \$211.81  
Shipping & Handling: \$0.00  
-----

**Billing address**

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

Total before tax: \$211.81  
**Estimated Tax:** \$0.00  
-----

**Grand Total: \$211.81**

**Credit Card transactions**

MasterCard ending in 1515: March 25, 2025: \$211.81

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



### Final Details for Order #113-6352220-5065849

Order Placed: March 25, 2025

PO number : Supplies

Amazon.com order number: 113-6352220-5065849

Order Total: \$12.79

Business order information	
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 28, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Taylor Technologies Taylor Tech R-0002-C No.2 Reagent DPD Liquid for Swimming Pool, 2-Ounce, As Shown Sold by: SDR Supply ( <a href="#">seller profile</a> ) Condition: New	\$12.79
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$12.79 Shipping & Handling: \$0.00 ----- Total before tax: \$12.79 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$12.79</b> -----
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$12.79 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$12.79 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$12.79</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: March 28, 2025: \$12.79

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

3/28/2025 12:15:0

Order Number:

Circle K 2721137  
12743 Atlantic Blvd  
Jacksonville FL 32225  
(904)221-3313

Term: 102

Appr : 028840

UNL-PREM

PUMP No. 18

Gallons 1.024

PRICE/G \$3.849

TOTAL FUEL \$3.94

TOTAL SALE \$3.94

SALE

Mastercard Fleet

Card Num : (R)

XXXXXXXXXXXX1515

Contactless

USD\$ 3.94

Mastercard

AID: A0000000041010

TVR: 0000000001

IAD:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

609B789311853FDD

03/28/2025 12:14:06

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

THANK YOU  
HAVE A NICE DAY



### Final Details for Order #113-3224883-3018613

Order Placed: April 1, 2025  
PO number : Bathroom Repairs  
Amazon.com order number: 113-3224883-3018613  
Order Total: \$4.61

Business order information	
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 1, 2025	
<b>Items Ordered</b> 1 of: Zurn P6000-L Inside Plastic Cover for Exposed Manual Flush Valve Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$4.61
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$4.61 Shipping & Handling: \$0.00 ----- Total before tax: \$4.61 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$4.61</b> -----
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$4.61 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$4.61 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$4.61</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: April 1, 2025: \$4.61

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





### Final Details for Order #113-0358773-0544260

Order Placed: April 1, 2025  
PO number : Bathroom Repairs  
Amazon.com order number: 113-0358773-0544260  
Order Total: \$27.64

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

Shipped on April 2, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Sloan Regal A-38-A Water Closet Diaphragm Assembly Kit 3.5 GPF - Natural Rubber Diaphragm with Brass Bypass   For use with Regal Flushometers   OEM Sloan Parts, 3301038 Sold by: Sloan Marketplace ( <a href="#">seller profile</a> ) Condition: New	\$19.50
1 Of: Danco, Inc. 80039 Stopper Bead Chain, 15 in L, Stainless Steel, Chrome Plated, Replacement Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$8.14
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$27.64 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$27.64 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$27.64</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$27.64 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$27.64 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$27.64</b>
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	
<b>Credit Card transactions</b>	MasterCard ending in 1515: April 2, 2025: \$27.64

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

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### Final Details for Order #113-9071810-6039442

Order Placed: April 2, 2025

PO number : Supplies

Amazon.com order number: 113-9071810-6039442

Order Total: \$47.18

Business order information	
<b>Location:</b> DSD - Wynnfield Lakes <b>GL code:</b> 59010 Pass Thru-DSD, DPFG, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 2, 2025	
<b>Items Ordered</b> 1 of: <i>Scott 47031</i> Sold by: Amazon.com Condition: New	<b>Price</b> \$47.18
<b>Shipping Address:</b> Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$47.18 Shipping & Handling: \$0.00 ----- Total before tax: \$47.18 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$47.18</b> -----
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1515	Item(s) Subtotal: \$47.18 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$47.18 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$47.18</b>
<b>Credit Card transactions</b>	MasterCard ending in 1515: April 2, 2025: \$47.18

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

**BLAND**  
**LANDSCAPING**  
**CO.**

P.O. Box 727  
Apex, NC 27502



Phone: 919-387-0010  
Fax: 919-387-0690  
Billing Inquiry:  
arumfelt@blandlandscaping.com

**BILL TO**

Wynnfield Lakes CDD  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

Phone:

**PROPERTY ADDRESS**

Wynnfield Lakes  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

**APPROVED**

*By lihernandez at 4:25 pm, Apr 15, 2025*

**INVOICE 314654**  
INVOICE DATE 04/01/2025

INVOICE		TERMS	
04/01/2025		NET 30	
DESCRIPTION			PRICE
APRIL BILLING Grounds Maintenance Contract			\$5,720.23
INVOICE GRAND TOTAL			\$5,720.23

PROPERTY  
10949

AMOUNT  
\$5,720.23

INVOICE  
314654

INVOICE DATE  
04/01/2025

**BLAND**  
**LANDSCAPING**  
**CO.**

Remit to:  
Bland Landscaping Co. Inc.  
P.O. Box 727  
Apex, NC 27502



# Jacksonville Daily Record

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

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

## INVOICE

April 10, 2025

**Date**

**Attn:** Courtney Hogge  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine FL 32092

---

<b>Serial #</b> 25-01972D	<b>PO/File #</b> _____	\$264.50
Request for Proposals for Erosion Repair Services Project		<b>Payment Due</b>
_____		\$264.50
Wynnfield Lakes Community Development District		<b>Publication Fee</b>
_____		
<b>Case Number</b> _____		<b>Amount Paid</b>
<b>Publication Dates</b> 4/10		
<b>County</b> Duval		

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

**Payment Due Upon Receipt**  
For your convenience, you  
may remit payment online at  
[www.jaxdailyrecord.com/  
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being  
mailed, please reference  
Serial # 25-01972D on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.

**Preliminary Proof Of Legal Notice**  
**(This is not a proof of publication.)**

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**WYNNFIELD LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS  
FOR EROSION REPAIR  
SERVICES PROJECT**

Notice is hereby given that the Wynnfield Lakes Community Development District ("District") will receive proposals from vendors interested in providing one-time maintenance/repair services for slope erosion within the District ("Project"), as more particularly described in the Project Manual and in accordance with applicable permits and Project plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available and may be obtained beginning Wednesday, April 16, 2025 at 9:00 a.m. by e-mailing the Project Engineer, Kyle Sowards, at [ksowards@mdginc.com](mailto:ksowards@mdginc.com), with the subject line "RFP for Erosion Repair Services Project." Plans will be distributed electronically.

There will be a **non-mandatory pre-bid proposal conference**, on April 17, 2025 at 1:00 p.m., on-site at the Wynnfield Lakes Clubhouse, 12319 Wynnfield Lakes Drive, Jacksonville, Florida 32246.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law.

Firms desiring to provide construction services for the referenced Project must submit one (1) original and one (1) electronic copy of the required proposal no later than 1:00 p.m. on May 12, 2025. The Project Engineer will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in

accordance with the provisions of Florida law including but not limited to Chapter 190, *Florida Statutes*. A copy of the agenda for the meeting may be obtained from the Project Engineer, Kyle Sowards, at [ksowards@mdginc.com](mailto:ksowards@mdginc.com). The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager, at (904) 940-5850, or at [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier's check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer. Please note that this project is contingent upon securing sufficient funding and the District reserves the right to cancel this bid or decide not to award.

In order to submit a bid, each bidder must: (1) be authorized to do business in Florida, and hold all required state federal, and local licenses, including those with Duval County, in good standing; (2) have at least three (3) years' experience with projects of similar size and scope; (3) comply with Florida's E-verify requirements, and (4) submit the required proposal bond.

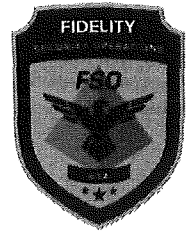
All questions regarding the Project Manual or this project shall be directed in writing via mail or email to the Project Engineer, Kyle Sowards, at [ksowards@mdginc.com](mailto:ksowards@mdginc.com). No phone inquiries please.

Apr. 10                      00 (25-01972D)

# 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.: 25-161  
Terms: Net 30  
Invoice date: 04/07/2025  
Due date: 05/07/2025

**APPROVED**  
*By lihernandez at 4:24 pm, Apr 15, 2025*

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/29/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	04/05/2025	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

Project Manager      Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

April 10, 2025  
Invoice #                      193066

Project                      0000021827.0000      Wynnfield Lakes CDD

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

- CDD Board Coordination
- CDD Meeting
- Ditch Coordination
- Prepare Cost Estimate
- Finalize Drainage 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 March 31, 2025**

Phase                      0001                      Engineering Services

	Hours	Rate	Amount
Project Engineer, EI 3	10.50	190.00	1,995.00
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>2,025.00</b>

Phase                      0004                      Drainage System Report

<b>Fee</b>			
Total Fee	11,000.00		
Percent Complete	100.00	Total Earned	11,000.00
		Previous Fee Billing	9,350.00
		Current Fee Billing	1,650.00
		<b>Total Fee</b>	<b>1,650.00</b>

Phase                      0999                      Reimbursable Expenses

Color 8.5 x 11	1.0 Copy @ 0.50	.50	
<b>Total Reproductions</b>		<b>.50</b>	<b>.50</b>

**Total Due:**                      **3,675.50**

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Fee	1,650.00	9,350.00	11,000.00
Labor	2,025.00	24,767.50	26,792.50
Expense	0.00	369.02	369.02
Unit	.50	114.59	115.09



Project	0000021827.0000	Wynnfield Lakes CDD	Invoice	193066
Interest	0.00	33.69	33.69	
<b>Totals</b>	<b>3,675.50</b>	<b>34,634.80</b>	<b>38,310.30</b>	



**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**

Page: 1

Invoice Number: PSI154786  
Invoice Date: 4/1/2025

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 4:24 pm, Apr 15, 2025*

Ship Via  
Ship Date 4/1/2025  
Due Date 5/1/2025  
Terms Net 30

Customer ID 12907  
P.O. Number  
P.O. Date 4/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	772.00	772.00
April Billing					
4/1/2025 - 4/30/2025					
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  
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



## Invoice

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

Invoice # 425500  
Date 04/01/2025  
  
Terms Net 30  
Due Date 05/01/2025  
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 320 538 344	1	2,391.67	2,391.67
Amenity Management 320 572 313	1	6,743.75	6,743.75
Facility Attendants 467	1	1,020.83	1,020.83
General Facility Maintenance 416	1	1,561.67	1,561.67
Pool Maintenance 416	1	1,251.83	1,251.83
Janitorial 342	1	789.17	789.17

Total 13,758.92

# INVOICE

Goose Masters of Northeast  
Florida  
1820 State Road 13 N Ste 1146  
Saint Johns, FL 32259-8856

colleen@goosemasters.com  
+1 (904) 806-0620  
Goosemasters.com



180-Wynnfield Lakes Subdivision

**Bill to**

Lina Hernandez  
Vesta Property Services  
c/o Wynnfield Lakes Drive  
12319 Wynnfield Lakes Drive  
Jacksonville, FL 32246

**Invoice details**

Invoice no.: 180-0425  
Invoice date: 04/25/2025  
Due date: 05/25/2025

**APPROVED**  
**By lihernandez at 1:06 pm, Apr 21, 2025**

Product or service	Description	Qty	Rate	Amount
1	Goose Control Service	4	\$300.00	\$1,200.00
Total				\$1,200.00



**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 # 12055  
Date: 04/15/2025  
Due On: 05/15/2025

### Wynnfield Lakes CDD - 01 General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$330.00	-	\$33.00
Service	LG	03/12/2025	Review draft agenda and send revisions.	0.30	\$330.00	-	\$99.00
Service	MGH	03/13/2025	Analyze correspondence from District Engineer regarding status of erosion repair project materials needed and timeline for same.	0.10	\$285.00	-	\$28.50
Service	MGH	03/19/2025	Review lengthy erosion and drainage report from District Engineer; review total project cost estimate from District Engineer.	0.50	\$285.00	-	\$142.50
Service	MGH	03/20/2025	Analyze correspondence and reports related to potential amenity suspension and warning letter; review policies and procedures related to same; multiple calls related to same; prepare warning letters to two resident households.	1.60	\$285.00	-	\$456.00

Service	LG	03/20/2025	Review documentation regarding amenity suspensions; confer with Henley regarding same; revise suspension letters related to same.	1.10	\$330.00	-	\$363.00
Service	MGH	03/21/2025	Confer with General Manager regarding warning letters to residents regarding amenity policy violations; update letters accordingly and re-send; analyze erosion repair project and financing timeline and documents needed for same.	0.70	\$285.00	-	\$199.50
Service	LG	03/21/2025	Review agenda package and confer with district manager regarding agenda items for financing.	0.70	\$330.00	-	\$231.00
Service	MGH	03/25/2025	Review and analyze agenda package and materials for Board consideration; substantial preparation for Board meeting, including erosion repair RFP and financing discussions, confer with District staff regarding same.	2.70	\$285.00	50.0%	\$384.75
Service	JK	03/25/2025	Prep call on erosion items, engineering considerations and proposals for Board consideration; confer with team on MBS status for financing proposals	0.50	\$330.00	-	\$165.00
Service	RVW	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$330.00	-	\$66.00
Service	JK	03/26/2025	Review MBS presentation and call on same; review FHA requirements for age restrictions	0.30	\$330.00	-	\$99.00
Service	LG	03/27/2025	Confer with Henley regarding meeting and action items resulting from	1.00	\$330.00	-	\$330.00

same.

**Non-billable entries**

Service	MGH	03/14/2025	Confer with LG regarding Board meeting attendance and ongoing erosion repair RFP project; analyze status of project and timeline document for same.	0.40	\$285.00	-	\$114.00
Service	LG	03/25/2025	Review agenda package and prepare for meeting.	1.60	\$330.00	-	\$528.00
Service	MGH	03/27/2025	Compile meeting notes and legal action items following Board meeting; confer with LG regarding same.	1.00	\$285.00	-	\$285.00

Line Item Discount Subtotal **-\$384.75**Total **\$2,597.25****Detailed Statement of Account****Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12055	05/15/2025	\$2,597.25	\$0.00	\$2,597.25
Outstanding Balance				\$2,597.25
Total Amount Outstanding				\$2,597.25

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

Please pay within 30 days.



**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 # 12056  
Date: 04/15/2025  
Due On: 05/15/2025

### Wynnfield Lakes CDD - 03 Erosion Repair Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	03/12/2025	Follow up on status of financing options for erosion project.	0.20	\$330.00	\$66.00
Service	LG	03/13/2025	Prepare formal project manual and form of agreement for erosion repair project.	1.60	\$330.00	\$528.00
Service	LG	03/14/2025	Update erosion repair project timeline and circulate to board members.	0.60	\$330.00	\$198.00
Service	LG	03/27/2025	Review information regarding progress for bidding erosion repair project.	0.30	\$330.00	\$99.00
Service	LG	03/28/2025	Update erosion repair project timeline; update RFP package for same, coordinate with Laughlin and Sowards regarding next steps in procurement process; coordinate publication of RFP ad.	1.70	\$330.00	\$561.00
Service	MGH	03/28/2025	Further exchange correspondence with and analyze issues related to erosion repair RFP, financing, and timeline for same.	0.20	\$285.00	\$57.00
<b>Non-billable entries</b>						
Service	LG	03/19/2025	Review report from engineer; confer with Laughlin regarding financing options and procedures.	0.40	\$330.00	\$132.00
Service	LG	03/31/2025	Confer with Laughlin regarding logistics for erosion RFP.	0.30	\$330.00	\$99.00



**Total      \$1,509.00**

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12056	05/15/2025	\$1,509.00	\$0.00	\$1,509.00
<b>Outstanding Balance</b>				<b>\$1,509.00</b>
<b>Total Amount Outstanding</b>				<b>\$1,509.00</b>

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

Please pay within 30 days.



**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 # 12057  
Date: 04/15/2025  
Due On: 05/15/2025

### Wynnfield Lakes CDD - 101 Monthly Meeting

Type	Attorney	Date	Notes	Quantity	Rate	Total
Expense	KB	03/26/2025	Travel: Mileage - MGH.	16.00	\$0.67	\$10.72
Service	KB	03/26/2025	Monthly flat fee: Board meeting for March.	1.00	\$1,800.00	\$1,800.00
<b>Non-billable entries</b>						
Service	MGH	03/26/2025	Prepare for and attend Board meeting; includes specific preparation and analysis for erosion repair financing and RFP discussions.	<del>5.30</del>	<del>\$285.00</del>	<del>\$1,510.50</del>
Service	JK	03/26/2025	Prepare for and attend monthly meeting	<del>3.60</del>	<del>\$330.00</del>	<del>\$1,188.00</del>
<b>Total</b>						<b>\$1,810.72</b>

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12057	05/15/2025	\$1,810.72	\$0.00	\$1,810.72
<b>Outstanding Balance</b>				<b>\$1,810.72</b>
<b>Total Amount Outstanding</b>				<b>\$1,810.72</b>



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

# Invoice

Date  
Invoice#

5/1/2025  
131295628414

Terms	Net 20
Due Date	5/21/2025
PO #	

Bill To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

Ship To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

**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	\$1,373.94

**APPROVED**

By lihernandez at 1:07 pm, Apr 21, 2025

Subtotal \$1,373.94

Tax \$0.00

**Total \$1,373.94**

Amount Paid/Credit Applied \$0.00

**Balance Due \$1,373.94**

[Click Here to Pay Now](#)



131295628414



## Invoice

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

**Invoice #** 426027  
**Date** 04/17/2025  
**Terms** Net 30  
**Due Date** 05/17/2025  
**Memo** Maintenance Services

**Bill To**

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

Description	Quantity	Rate	Amount
Pressure washing tennis courts	1	1,479.50	1,479.50

**Total** 1,479.50

001.320.57200.46601



## CUSTOMER INVOICE NO. 243

Wynnfield lakes  
12319 Wynnfield Lakes Drive  
Jacksonville FL 32246

**Order No:** 22525  
**Valid For:** 30 Days 02/25/2025

### Description:

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

AMG will provide all labor and sourcing for the successful completion of this project. This proposal will include soft washing each of the tennis courts located at Wynnfield Lakes. Each area is 5,500 square feet and 6,900 square feet, respectively. Both will be washed and pressure cleaned with a low-pressure nozzle to remove all dirt and mold. Please be aware in completing these projects, depending on the amount of dirt or mold more than one treatment may be necessary at times. Due to not using a high-pressure nozzle, to avoid damage to the surface more than one treatment is sometimes necessary to gradually remove the dirt versus an intense pressure wash that normally treats concrete and harder surfaces. The current price is for one treatment on each court.

We are confident that this treatment will resolve and clean the current amount of dirt and mold.

30-day warranty on workmanship.

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

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Thank you for your business!

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<b>Total</b>	<b>\$1,479.50</b>
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