

*Wynnfield Lakes
Community Development District*

November 19, 2025

AGENDA

**Wynnfield Lakes
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.WynnfieldLakesCDD.net

November 12, 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, November 19, 2025 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Approval of the Minutes of the September 15, 2025 Meeting
- III. Public Comment
- IV. Discussion of Erosion Project
- V. Acceptance of the Audit Engagement Letter from Berger Toombs for Fiscal Year 2025
- VI. Public Hearing for the Purpose of Adopting Amended Rules of Procedure;
Consideration of Resolution 2026-01
- VII. Consideration of Resolution 2026-02, Amending the Fiscal Year 2025 Budget
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on the Fiscal Year 2025 Goals & Objectives
 - D. General Manager
 - 1. Report
 - 2. Bland Landscaping Proposal for Bridge Plant Replacement

3. Bland Landscaping Proposal for Mulch Install
4. Proposals for Pressure Washing Sidewalks, Fence and Entrance Sign
5. Epic Pools Proposal to Replumb the Suction and Discharge Lines of the Splash Pad Vacuum Pump
6. WebWatchDogs Proposal for Additional Security Camera

IX. Public Comments / Supervisors' Requests

X. Other Business

XI. Financial Reports

A. Financial Statements as of September 30, 2025

B. Assessment Receipts Schedule

C. Check Register

XII. Next Scheduled Meeting – Wednesday, January 21, 2026 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224

XIII. Adjournment

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

MINUTES

MINUTES OF MEETING
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, September 15, 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
Mark Oliver	Supervisor
Nate Dickinson	Supervisor
Jeff Lawton	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Kyle Sowards	District Engineer
Lina Hernandez	General Manager
Dan Fagen	Vesta Property Services
Winslow Wheeler	Vesta Property Services
Cynthia Wilhelm	Nabors, Giblin & Nickerson
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
Daniel Harvey	GMS, LLC

The following is a summary of the discussions and actions taken at the September 15, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SECOND ORDER OF BUSINESS

Approval of Minutes

A. July 23, 2025 Board of Supervisors Meeting

There were no comments on the minutes. Mr. Laughlin asked for a motion to approve.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the July 23, 2025 meeting were approved as presented.

B. August 20, 2025 Special Meeting

There were no comments on the minutes. Mr. Laughlin asked for a motion to approve.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the August 20, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Public Hearing for the Purpose of Levying Special Assessments; Consideration of Resolution 2025-09

Ms. Gentry explained that this financing process started when erosion was found to be occurring on Wood Blossom Court and the estimates to repair the erosion came in around \$750,000. Tax exempt bonds can be used to fund the project, in addition to other projects mentioned in the engineer's report, which could be paid back over up to 30 years and are therefore cost effective. A prior series of bonds for Wynnfield Lakes is eligible for refinancing as well. There are three steps to the process tonight. The first step is to hold the public hearing required prior to levying assessments. Then the delegated award resolution (step two) approves the bond issuance and delegates authority to the Chair and District staff to do everything needed to close the bonds, while the supplemental assessment resolution (step three) lays out the specifics of the numbers and what the assessments will be when they are finalized.

On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor extending the speaking time for public comments to five minutes for the public hearing, was approved.

Mr. Laughlin stated that he only received a couple of phone calls in response to the mailed notice. He also clarified that the proposed increase in assessments would come out to \$195 per year, per property owner. In 2035 the current bond series will mature and fall off of the property tax bills and just the new bond money will be left on the tax bills.

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

Tom Vanghel asked why the letter dated August 25, 2025 states that the increase will be no more than \$200 through 2035 and the chart in the mailed notice provides a 15-year financing option, which would reduce the assessment by \$350.

Mr. Laughlin stated that there were two parts to the mailed notice. The current bonds that are being refinanced, which results in the assessment being decreased, and then the new money bonds which are in addition to the current bonds.

Steven Friedman commented that there seems to be just one affected area, which the entire community should not be affected by, and it seems insurance should be covering some of the repairs. He also commented that he's never seen anyone maintain the lake near his home on Emerald Green Court that is not within the District.

Chris Overbay stated that he abuts a tributary stream and is seeing erosion as well, but no one has inspected his property.

Mr. Laughlin stated that if anyone is experiencing issues on CDD property to let the community staff know so that it can be inspected.

Ms. Gentry noted that the proposed bonds contain around \$500,000 to do other improvements and repairs in the community.

Chris Overbay asked if there will continue to be more bonds issued.

Dr. Sweeney stated that there will always be assessments to maintain the community, however the point is valid and is something to consider. Part of the problem is the lack of HOA control with what people are doing in their backyards, so there also needs to be some community education that what you do in your own yard can have consequences for the whole neighborhood.

Mr. Sowards stated that there is nothing limiting the homeowners as far as what they do in their backyards, but something can be put in place to require that the CDD board review project requests.

Mr. Dickinson stated that the pool is not the sole cause of the erosion. There are a lot of developments that run into that waterway, so the Board has explored getting assistance from the Army Corp. Dr. Sweeney added that she has had conversations with the City Councilman, stormwater management and the City of Jacksonville and she feels the District is in accordance

with stormwater management and there are other parties that should be contributing and it is not solely on the District to maintain the area. She also stated that Lennar is listed as the owner of the strip of land that will be used to access the embankment.

Mr. Sowards stated that the access point was selected to minimize construction costs and any repairs that would need to be done on the residential properties. It is District property. Mr. Laughlin added that the Lennar property is above the CDD owned strip of land that is being used for access. Ms. Gentry added that bond funds could not be used to improve any property not owned by the CDD.

A resident asked why this is becoming every resident's problem as she feels this is an engineering issue.

Mr. Dickinson stated that the reason everyone is paying for it is the property affected is owned by the CDD.

Sara Holt commented that she is disappointed by the rising CDD costs. She understands the CDD is here to maintain and protect the community, but ultimately the CDD and HOA should exist to preserve and increase the property values. Currently she's being told by her realtor that he has a hard time selling properties in the community because of how high the CDD assessments are so she's concerned the additional increase is going to exacerbate that issue. Homeowners need assurance that this won't be a never-ending cycle. She asked what steps are being taken to mitigate future risks. She believes more ownership should be put on the homeowners for issues such as this.

Mr. Dickinson stated that engineer's reports are being done, and the Board is holding the District Engineer accountable.

Ms. Gentry cautioned that the erosion is a serious concern, and it needs to be repaired ASAP. If it is delayed and it gets worse, it does not put the District in a good position. This is the best way to get money now and delaying the project will cause additional expenses to the District because the project will have to be rebid.

Dr. Sweeney stated that the engineer previously advised that the homeowner move their fence in by five feet.

Ms. Gentry stated that addressing how the problems can be addressed in the future is separate from repairing the current problem. If homeowners have their fences in easements, the District needs to mail letters to those homeowners requesting they move them, and that can be

done. At the beginning of the process, staff did look into whether individual homeowners could be held legally responsible for any erosion they caused due to activities on their property and what they arrived at, was likely no, because they are legally entitled to take those actions on their property. There is no prohibition or code restriction on what they do in their backyards and there are too many other sources of erosion to be able to pinpoint that is the sole cause. Legally, the District owns the property and is responsible for maintaining it under a permit with the water management district.

Dr. Sweeney stated that the water management district was recently in the neighborhood to look at properties on ponds where people have altered their backyards that are not to code, and they have not fined the homeowners and that is problematic.

Rebecca Zais stated that it seems like the HOA and CDD are not communicating effectively, and the residents are caught in the middle.

Ms. Gentry stated that when the District is made aware of situations such as this one that may be negatively affecting the CDD, that can be communicated to the HOA so that they can take action since the CDD has no jurisdiction over private yards or the HOA ARC requirements.

Mr. Diaz-Rodriguez stated that part of the problem is individuals do not submit an ARB request, and the HOA has no way to know what is going on, or individuals will get a project denied and proceed with it anyway.

Martha Rodriguez stated that she has reported erosion and a dam down from their yard on Wynnfield Lakes and nothing has been done. She commented that Lennar should have been penalized.

A resident at 12348 Wood Blossom commented that insurance would not cover the repair because the property involved is owned by the CDD. The City was also contacted, but they also would not get involved because the property is owned by the CDD. He also commented that the new assessment would be about \$16 a month, and people pay more in a tip when they go to a restaurant.

Daniel Zais commented that the residents are worried about continuous projects that may require more money in the future. He asked what the other projects referenced in the letter are.

Mr. Laughlin responded that all the projects are listed in the engineer's report. There was an inspection of all the pond banks and stormwater system, so any recommended repairs are included in that list of projects, as well as some landscape and amenity improvements.

Daniel Zaias asked what the other options for the erosion repair are.

Mr. Soward responded that a bulkhead wall and geo grid was considered but Redi-Rock was chosen because of the price difference and longevity. The bulkhead quote was over \$1 million. The area of repair goes behind three different properties.

Jose Ramirez stated that he is on a fixed income and asked when enough will be enough.

Ms. Gentry stated that there is a limit to how much bonds have been validated, so that amount cannot be exceeded without going back to the court. The CDD exists as a long-term maintenance entity for the stormwater systems, so the CDD must make any repairs to that system.

Cindy Stuck asked why the city is not helping with this.

Dr. Sweeney stated that she met with the City Councilman, and the engineers have spoken to the city. She believes the District is just fixing it for the city because of the location.

Keith Smith asked who is responsible for the stream behind his house on Wynnfield Lakes Circle.

Dr. Sweeney responded that it is part of the St. Johns River Water Management District. Mr. Laughlin added that the city would be responsible.

Resident Melissa stated that it doesn't sound like the project is very well planned and asked if an extension is possible to hear more of the neighbors' concerns.

Mr. Dickinson responded that the Board has been talking about this for a year and a half.

Dr. Sweeney expressed concern that the money is going to be gone quickly and there will still be projects to be done.

A resident asked if the Board is 100% sure that the developer built everything as it should have been with regard to the easements and embankments.

Mr. Dickinson stated that he asked that question and the engineers confirmed they checked the as-builts and the community was built as designed and permitted.

A resident asked if there is someone willing to lead the charge in campaigning the city council people to get the city to step in with this project. Dr. Sweeney volunteered.

Ms. Gentry stated if there are no more audience comments, there are some questions we would like to get on the record.

Ms. Gentry asked the district engineer if the cost estimates in the engineer's report reasonable and proper in his experience.

Mr. Sowards responded yes.

Ms. Gentry asked the district engineer if he has any reason to believe the 2025 project could not be carried out by the District.

Mr. Sowards responded no.

Ms. Gentry asked the district manager if, in his professional opinion, the lands subject to the assessments receive special benefit from the 2025 project.

Mr. Laughlin responded yes.

Ms. Gentry asked the district manager if the assessments are reasonably apportioned among the lands subject to the special assessments.

Mr. Laughlin responded yes.

Ms. Gentry asked if it is reasonable, proper and just to assess the cost of the project as a system of improvements against the lands in the district in accordance with the methodology.

Mr. Laughlin responded yes.

Ms. Gentry asked if the special benefits that the lands receive as set forth in the final assessment roll will be equal to, or in excess of, the assessments imposed.

Mr. Laughlin responded yes.

Ms. Gentry asked if it is in the best interest of the District that the assessments be paid and collected in accordance with the methodology.

Mr. Laughlin responded yes.

Shannon Powell commented that her opinion is the District taking on the project is the path of least resistance instead of going to the city or going to the water management district and holding them accountable.

A resident asked Ms. Gentry if she has spoken to the state, city or water management district.

Mr. Soward stated that he spoke to the city, however he did not speak to the water management district because they are under FDEP for treatment, they do not do any operations or maintenance.

Ms. Gentry stated that her firm represents about 150 CDDs across the State of Florida and this type of erosion is very typical and she has never seen a city or the water management district contribute any money because the CDD is established to maintain these areas. The District owns the area, is the permit holder, and unless the District can prove someone has

violated a permit in a way that can hold them legally responsible, it is the CDDs responsibility in the eyes of the law. She stated the board had not directed her to get involved with the City regarding payment.

Dr. Sweeney stated that the CDD is responsible for the embankment, not the water beyond it, so the CDD could be held responsible for something an adjacent community caused.

The resident then asked if Ms. Gentry would send a letter to the city and water management district to ask them to get involved.

Ms. Gentry responded that she would be happy to if the Board directs her to, however she cautioned if this project is delayed, there would be a significant cost to the District as interest rates are unpredictable and the project may need to be rebid.

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

Dr. Sweeney asked about the potential costs that could be incurred.

Mr. Laughlin estimated it could cost \$4,000 in engineering fees to rebid the project.

Ms. Gentry added that the financing team would need to be paid for the work they've done up to this point, which for her firm would be \$10,000 but there are other firms involved as well.

Dr. Sweeney stated that moving forward, she thinks there needs to be more work done for the Board rather than someone else because the board members have a fiduciary duty and she does not take that lightly. The District has an attorney to help in that process and that has been what has been most frustrating to her throughout this process. She believes more can be done. Dr. Sweeney then stated she thinks Mr. Oliver should recuse himself from voting on this matter as it involves his property.

Ms. Gentry stated if you are part of a class of people that all benefit the same from the decision, then it is not a conflict that requires abstaining.

Mr. Diaz Rodriguez stated that even though Mr. Oliver would benefit, the project goes beyond his property. The entire neighborhood would benefit by the end of the project.

Dr. Sweeney asked how long the Board has to use the proceeds from the bonds.

Ms. Wilhelm responded three years.

Mr. Dickinson asked what happens if the Board moves forward today with issuing the bonds but does not spend the money within three years.

Ms. Gentry responded that it would be used to repay the bonds and offset the assessments.

Dr. Sweeney asked what the likelihood is that after the area behind the three homes is repaired that more erosion occurs.

Mr. Sowards responded that it's possible in another 25 years it needs to be repaired again because erosion will always happen and happens everywhere in the world.

Dr. Sweeney asked for Mr. Sowards recommendations to prevent additional erosion or fix the current problem without building a wall.

Mr. Sowards responded continual maintenance of the pond banks down to the drainage ditch. Continuing to add fill to stabilize the banks. There are rules the water management district put in place this year that include bi-annual maintenance.

Mr. Lawton asked what the status is of the property in question currently and if the Board has some time to make a decision as to the repair.

Mr. Sowards responded that it's possible the embankment will continue to erode, and the foundation of the pool would be completely exposed. He would consider the repair critical at this point.

Mr. Lawton stated that he agrees with exploring all avenues to ensure the Board is doing what is right for the community.

Ms. Gentry cautioned that if the project has to be rebid, the project will be delayed past January just due to the bid timeline. If the Board were to move forward with the bond issuance tonight, the money is available if needed and it doesn't slow down the project. She is happy to reach out to the city if the Board directs her to. If they happen to receive funding from another source, and if there is money not spent on the erosion project, it can be put into other projects for the community, or it can be used to pay off the bonds and offset assessments for the homeowners.

Dr. Sweeney stated that she does not think the Board should move forward. She suggested directing district counsel to send letters and for each board member to reach out to the city councilmen and to follow up with the water management district. She also suggested ensuring that any pipe JEA owns that could be connected is taken care of.

Mr. Oliver motioned to approve Resolution 2025-09, levying special assessments. There being no second, the motion failed.

On MOTION by Mr. Dickinson seconded by Mr. Lawton with all in favor directing district counsel to write a letter to the City of Jacksonville requesting funding for the erosion repair was approved.

The Board discussed setting a special meeting to allow for further discussions with residents and possibly the HOA regarding the erosion issues.

B. Consideration of Delegation Resolution 2025-10

1. Master Indenture and Supplemental Indenture
2. Escrow Deposit Agreement

C. Consideration of Supplemental Assessment Resolution 2025-11

D. Bank Term Sheet

E. Escrow Deposit Agreement

No action was taken on the items above.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Setting a Public Hearing Date to Adopt Amended Rules of Procedure

Ms. Gentry stated that revisions were made to the rules of procedure to include legislative changes. A public hearing is required before the changes can be adopted, which Ms. Gentry recommended setting for November 19th.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor Resolution 2025-12, setting a public hearing for November 19, 2025 at 6:00 p.m. to consider adopting amended rules of procedure was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry reminded the Board that their four hours of required ethics training is due by the end of the year.

B. District Engineer

Mr. Sowards reported that some acute erosion was found to be occurring on the pond behind 11598 Wynnfield Lakes Circle. He recommended addressing it now, so it does not get worse.

Mr. Laughlin asked Ms. Hernandez to have Bland Landscaping prepare a proposal to address the erosion.

C. District Manager – Consideration of Goals & Objectives for Fiscal Year 2026

Mr. Laughlin presented a proposed list of goals and objectives for fiscal year 2026 as required by Florida Statutes.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor, the goals and objectives for fiscal year 2026 were approved as presented.
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D. 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 for review.

2. Proposal for Sod Replacement

Ms. Hernandez presented a proposal totaling \$6,950 to replace sod along a lake bank and along the south entrance off Kernan.

No action was taken on this item.

3. Proposal for Holiday Lighting

Ms. Hernandez presented a proposal from MosquitoNix totaling \$3,400 to wrap nine palm trees in lights and add a garland, wreath and bow to the front entrance sign.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with four in favor and Mr. Diaz-Rodriguez opposed, the proposal from MosquitoNix totaling \$3,400 was approved 4-1.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Chris Overbay stated he appreciated what the Board does.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 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 100% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$55,819.38 was included in the agenda package.

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 19, 2025 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS



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

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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

October 7, 2025

Wynnfield Lakes Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Wynnfield Lakes Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Wynnfield Lakes Community Development district and Berger, Toombs, Elam, Gaines & Frank.

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

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

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

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

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

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

1. For the fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and



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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

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

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

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;



Wynnfield Lakes Community Development District
October 7, 2025
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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

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

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,300 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

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

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

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



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

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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



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

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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

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

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



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Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

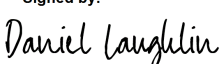
Sincerely,

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank". The signature is written in a cursive, flowing style.

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Signed by: 
Sign: 9A989FE97A6A46D...
Title: Secretary
Date: 2025-10-08

6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

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

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

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

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 7, 2025)**

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

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

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

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

**GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681
EMAIL: PPOWERS@GMSNF.COM**

Auditor: Maritza Stonebraker

By: _____

Title: Director

Date: October 7, 2025

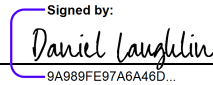


District: Wynnfield Lakes CDD

By: _____

Title: Secretary

Date: 2025-10-08

Signed by:

9A989FE97A6A46D...

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WYNNFIELD LAKES COMMUNITY DEVELOPMENT
DISTRICT ADOPTING AMENDED AND RESTATED RULES OF
PROCEDURE; AND PROVIDING A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amended and Restated Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of November 2025.

ATTEST:

**WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules of Procedure

EXHIBIT A

Amended and Restated Rules of Procedure

**RULES OF PROCEDURE
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF NOVEMBER 19, 2025

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Rule 1.0 General.

- (1) The Wynnfield Lakes Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (“Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior twenty-four (24) months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to their affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
 - (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least three (3) business days before the meeting/hearing/workshop by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval (“Meeting Materials”). Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report

2. Approval of Expenditures

Supervisor's requests and comments

Public comment

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factorsreasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), *Florida Statutes*; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least seven (7) days before the notice of rulemaking described in Section 2.0(3), *infra.*, and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District’s statement of estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a

statement has been prepared pursuant to Section 120.541(2), *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
 - (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure protects the public interest and complies with applicable law and these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may

be published in a newspaper of general circulation in the county in which the District is located.

- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
 - (b) All notices given for a proposed rule;
 - (c) Any statement of estimated regulatory costs for the rule;
 - (d) A written summary of hearings, if any, on the proposed rule;
 - (e) All written comments received by the District and responses to those written comments; and
 - (f) All notices and findings pertaining to an emergency rule.
- (11) Petitions to Challenge Existing Rules.
- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
 - (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
 - (d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;

- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
- (viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
 - (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
 - (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be

awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall

include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status

shall remain suspended, revoked, or denied until the documents are furnished.

- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term “contract crime” means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term “convicted” or “conviction” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
 - xiii. Any other circumstance constituting “good cause” under Section 337.16(2), *Florida Statutes*, exists.
- (b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or

revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.
- (f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
 - ii. Unsafe conditions allowed to exist;
 - iii. Complaints from the public;
 - iv. Delay or interference with the bidding process;
 - v. The potential for repetition;
 - vi. Integrity of the public contracting process;
 - vii. Effect on the health, safety, and welfare of the public.
- (g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

- (a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for

reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

- (b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.
- (c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

- (a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.
- (b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.
- (c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deemed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the

bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board

that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards

and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, , or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. 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. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, hand delivery, or email with delivery confirmation to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on terms that shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective November 19, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, Florida Statutes, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Wynnfield

Lakes Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 19, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$795,104
DEBT SERVICE FUND	
SERIES 2014 REFUNDING BONDS	\$659,622
CAPITAL RESERVE FUND	\$169,765
TOTAL ALL FUNDS	\$1,624,491

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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 upon adoption.

PASSED AND ADOPTED this 19th day of November 2025.

ATTEST:

**WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget

Wynnfield Lakes
Community Development District

Budget Amendment
FY 2025



Wynnfield Lakes
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/25	Adopted Budget FY2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
<u>REVENUES:</u>				
Special Assessments - On Roll	\$ 660,861	\$ 659,082	\$ 1,779	\$ 660,861
Interest income	24,939	10,000	15,000	25,000
Clubhouse Income	11,432	2,000	9,500	11,500
Carry Forward Surplus	-	-	97,743	97,743
TOTAL REVENUES	\$ 697,232	\$ 671,082	\$ 124,022	\$ 795,104
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisor Fees	\$ 6,600	\$ 6,000	\$ 600	\$ 6,600
FICA Taxes	505	459	46	505
Engineering	44,668	10,500	40,000	50,500
Attorney (KVV)	39,948	20,000	20,000	40,000
Annual Audit (Berger)	3,300	3,300	-	3,300
Assessment Administration (GMS)	5,408	5,408	-	5,408
Arbitrage Rebate (Grau)	550	600	(50)	550
Dissemination Agent (GMS)	1,190	1,190	-	1,190
Trustee Fees (US Bank)	4,800	4,800	-	4,800
Management Fees (GMS)	53,810	53,810	-	53,810
Information Technology	1,600	1,600	-	1,600
Website Maintenance	800	800	-	800
Telephone	-	250	(250)	-
Postage & Delivery	210	300	-	300
Travel & Per Diem	1,295	100	1,195	1,295
Meeting Room	1,750	1,500	250	1,750
Insurance General Liability	8,965	9,635	(670)	8,965
Printing & Binding	823	750	73	823
Legal Advertising	4,153	1,000	3,153	4,153
Other Current Charges	640	1,000	-	1,000
Contingency	25,026	-	30,000	30,000
Office Supplies	0	150	(150)	0
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	\$ 206,216	\$ 123,326	\$ 94,197	\$ 217,523
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance (FIA)	\$ 16,128	\$ 18,336	\$ (2,208)	\$ 16,128
Utilities - Irrigation (JEA)	12,229	6,000	6,229	12,229
Field Operations Management (Vesta Property)	28,700	28,700	0	28,700
Security Service/Monitoring (Fidelity Security)	67,355	58,840	8,515	67,355
Landscape Maintenance (Bland Landscaping)	68,645	67,692	2,308	70,000
Landscape Contingency	15,794	21,835	-	21,835
Lake Maintenance (Solitude)	9,264	10,665	-	10,665
Irrigation Maintenance (Kohen)	7,130	10,000	-	10,000
Repairs & Replacements	1,289	12,500	(5,000)	7,500
Refuse Service (Waste Management)	3,152	3,044	-	3,044
Stormwater User Fees	-	1,140	(1,140)	-
Animal Control	16,654	15,000	1,654	16,654
Contingency	719	10,000	10,000	20,000
TOTAL FIELD EXPENDITURES	\$ 247,059	\$ 263,751	\$ 20,358	\$ 284,109

Wynnfield Lakes
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/25	Adopted Budget FY2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
<u>Amenity Expenditures</u>				
Amenity Center Management (Vesta Property)	\$ 80,925	\$ 80,925	\$ -	\$ 80,925
Facility Attendants (Vesta Property)	12,250	12,250	-	12,250
General Facility Maintenance (Vesta Property)	19,245	18,740	-	18,740
Utilities - Electric (JEA)	12,262	15,000	-	15,000
Utilities - Water & Sewer (JEA)	5,444	6,600	-	6,600
Telephone/Internet & Cable (Comcast)	6,233	5,208	1,025	6,233
Repairs & Replacements	11,101	10,880	5,000	15,880
Fitness Equipment Maintenance	2,283	1,360	923	2,283
Fitness Center Supplies	105	1,000	(895)	105
Pool Maintenance (Vesta Property)	15,022	15,022	-	15,022
Pool Chemicals (PoolSure)	12,967	9,600	3,367	12,967
Janitorial Service/Supplies (Vesta Property)	9,470	9,470	-	9,470
Office Supplies / Mailings / Printings	567	1,250	-	1,250
Operating Supplies	4,225	4,500	-	4,500
Permit Fees	1,747	1,700	47	1,747
Special Events	8,711	10,000	-	10,000
Recreation Passes	200	500	-	500
Holiday Lighting	3,400	5,000	-	5,000
TOTAL AMENITY EXPENDITURES	\$ 206,157	\$ 209,005	\$ 9,467	\$ 218,472
TOTAL EXPENDITURES	\$ 659,431	\$ 596,082	\$ 124,022	\$ 720,104
<u>Other Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ 34,975	\$ 25,000	\$ -	\$ 25,000
Capital Reserve Funding - Transfer Out	(100,000)	(100,000)	-	(100,000)
TOTAL OTHER SOURCES/(USES)	\$ (65,025)	\$ (75,000)	\$ -	\$ (75,000)
EXCESS REVENUES (EXPENDITURES)	\$ (27,224)	\$ -	\$ -	\$ -

Wynnfield Lakes
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Actuals Thru 9/30/25	Adopted Budget FY2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
<u>REVENUES:</u>				
Interest Income	\$ 10,145	\$ 11,115	\$ (970)	\$ 10,145
Carry Forward Balance	159,620	207,099	(47,479)	159,620
TOTAL REVENUES	\$ 169,765	\$ 218,214	\$ (48,449)	\$ 169,765
<u>EXPENDITURES:</u>				
Entry Sign	\$ -	\$ 20,420	\$ (20,420)	\$ -
Exterior Wall Lights	-	3,781	(3,781)	-
Office Furniture & Equipment	-	4,538	(4,538)	-
Parking Lot Paver Maintenance	-	4,538	(4,538)	-
Pendent Lights at Open Deck Area	-	8,471	(8,471)	-
Pickle Ball Court Resurfacing	-	6,655	(6,655)	-
Security Camera System	-	10,891	(10,891)	-
Holiday Lights	12,550	-	12,550	12,550
Pool Furniture	10,292	-	10,292	10,292
Other Current Charges	744	600	144	744
TOTAL EXPENDITURES	\$ 23,585	\$ 59,894	\$ (36,309)	\$ 23,585
<u>Other Sources/(Uses)</u>				
Capital Reserve Funding - Transfer In	100,000	100,000	-	100,000
TOTAL OTHER SOURCES/(USES)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
EXCESS REVENUES (EXPENDITURES)	\$ 246,180	\$ 258,320	\$ (12,141)	\$ 246,180

EIGHTH ORDER OF BUSINESS

C.

**Wynnfield Lakes Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Wynnfield Lakes Community Development District

District Manager: _____

Date: _____

Print Name: _____

Wynnfield Lakes Community Development District

D.

1.



General Manager Report



Prepared For
WYNNFIELD LAKES CDD
for the
November 19, 2025
Meeting

Respectfully submitted by
**Lina Hernandez
&
Winslow Wheeler**





General Service:

Bland Landscaping began providing **biweekly landscape maintenance** across the community in November.

Weed Control & Insect and Disease:

- Treatments were applied during this period to control weeds and manage insect and disease activity.

Turf Maintenance:

- Regular monthly turf maintenance was completed across all designated areas.

Annuals:

- Fall seasonal flower rotation completed – September 26

Irrigation Report:

- All reported irrigation issues for this period have been repaired.

Washout Repair 11598 Wynnfield Lakes Circle:

- Repair completed on November 5.

Proposals Provided (See Attachments):

- Bridge Plant Replacement
- Mulch Installation

**Service Overview:**

- Monthly Inspections: Solitude Lake Management performs monthly inspections of all community ponds.
- Inspections were completed on September 15, October 7 and November 10. Fountain inspections were also performed on October 7.

Current Conditions & Updates:

- Solitude is actively monitoring weed growth along the pond banks.
- Treatments are being applied as necessary to manage vegetation and maintain water quality.

Service Report



Work Order 00864314
Work Order 00864314
Number

Created Date 9/15/2025

Account Wynnfield Lakes CDD
Contact Lina Hernandez
Address 12319 Wynnfield Lake Drive
Jacksonville, FL 32246
United States

Work Details

Specialist Today pond 1 was treaded for algae and alligator
Comments to weeds in the water at this time, dye was added to
Customer help with algae and submerged grass growth.
Pond 2 was treated for algae, along with the
duckweed and azolla in the water at this time.
Pond 3 was treated for the algae in the water, the
shoreline grasses were treated at this time as
well. Ponds 4, 6, and the lake front were
inspected due to them looking very well. Pond 5
was inspected today due to no probiotics at this
time.

Prepared By Kolyn Sikes

Work Order Assets

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

Service Report



Work Order 00864314
Work Order 00864314
Number

Account Wynnfield Lakes CDD
Contact Lina Hernandez
Address 12319 Wynnfield Lake Drive
Jacksonville, FL 32246
United States

Created Date 9/15/2025

Lake Front DO

Lake Front TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake Front SHORELINE WEED CONTROL

Lake Front MONITORING

Lake Front LAKE WEED CONTROL

Lake Front ALGAE CONTROL

Lake 6 TEMP

Lake 6 pH

Lake 6 DO

Lake 6 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 6 SHORELINE WEED CONTROL

Lake 6 MONITORING

Lake 6 LAKE WEED CONTROL

Lake 6 ALGAE CONTROL

Lake 5 TEMP

Lake 5 pH

Lake 5 DO

Lake 5 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 5 SHORELINE WEED CONTROL

Lake 5 MONITORING

Lake 5 LAKE WEED CONTROL

Lake 5 ALGAE CONTROL

Lake 4 TEMP

Lake 4 pH

Lake 4 DO

Lake 4 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 4 SHORELINE WEED CONTROL

Lake 4 MONITORING

Lake 4 LAKE WEED CONTROL

Lake 4 ALGAE CONTROL

Lake 3 TEMP

Lake 3 pH

Lake 3 DO

Lake 3 TRASH / DEBRIS COLLECTION (IN HOUSE)

Service Report



Work Order 00864314
 Work Order 00864314
 Number

Account Wynnfield Lakes CDD
 Contact Lina Hernandez
 Address 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246
 United States

Created Date 9/15/2025

Lake	3	SHORELINE	WEED	CONTROL	
Lake	3	MONITORING			
Lake	3	LAKE WEED CONTROL			
Lake	3	ALGAE CONTROL			
Lake	2	TEMP			
Lake	2	pH			
Lake	2	DO			
Lake	2	TRASH / DEBRIS COLLECTION (IN HOUSE)			
Lake	2	SHORELINE	WEED	CONTROL	
Lake	2	MONITORING			
Lake	2	LAKE WEED CONTROL			
Lake	2	ALGAE CONTROL			
Lake	1	TEMP			
Lake	1	pH			
Lake	1	DO			
Lake	1	TRASH / DEBRIS COLLECTION (IN HOUSE)			
Lake	1	SHORELINE	WEED	CONTROL	
Lake	1	MONITORING			
Lake	1	LAKE WEED CONTROL			
Lake	1	ALGAE CONTROL			
Lake	2				
Lake	3				
Lake	4				
Lake	5				
Lake	6				
Lake	Front				
Lake	ALL				
Lake	1				

Service Report



Work Order 00885718
 Work Order 00885718
 Number

Created Date 10/7/2025

Account Wynnfield Lakes CDD
 Contact Lina Hernandez
 Address 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246
 United States

Work Details

Specialist Today pond one, and, four or inspected today
 Comments to today due to them looking amazing. The lakefront
 Customer and pond sic were inspected due to the rain.
 ponds two and three were treated for algae. pond
 two was treated for the Shoreline grasses, debris
 was cleaned up from the pond as well

Prepared By Kolyn Sikes

Work Order Assets

Asset	Status	Product Work Type
Lake 1	Inspected	
Lake-ALL	Inspected	
Lake Front	Inspected	
Lake 6	Inspected	
Lake 5	Inspected	
Lake 4	Inspected	
Lake 3	Inspected	
Lake 2	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)	
Lake Front	SHORELINE WEED CONTROL	
Lake Front	MONITORING	

Service Report



Work Order 00885718
 Work Order 00885718
 Number

Account Wynnfield Lakes CDD
 Contact Lina Hernandez
 Address 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246
 United States

Created Date 10/7/2025

Lake Front LAKE WEED CONTROL

Lake Front ALGAE CONTROL

Lake 6 TEMP

Lake 6 pH

Lake 6 DO

Lake 6 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 6 SHORELINE WEED CONTROL

Lake 6 MONITORING

Lake 6 LAKE WEED CONTROL

Lake 6 ALGAE CONTROL

Lake 5 TEMP

Lake 5 pH

Lake 5 DO

Lake 5 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 5 SHORELINE WEED CONTROL

Lake 5 MONITORING

Lake 5 LAKE WEED CONTROL

Lake 5 ALGAE CONTROL

Lake 4 TEMP

Lake 4 pH

Lake 4 DO

Lake 4 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 4 SHORELINE WEED CONTROL

Lake 4 MONITORING

Lake 4 LAKE WEED CONTROL

Lake 4 ALGAE CONTROL

Lake 3 TEMP

Lake 3 pH

Lake 3 DO

Lake 3 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 3 SHORELINE WEED CONTROL

Lake 3 MONITORING

Lake 3 LAKE WEED CONTROL

Lake 3 ALGAE CONTROL

Service Report



Work Order 00885718
Work Order 00885718
Number

Account Wynnfield Lakes CDD
Contact Lina Hernandez
Address 12319 Wynnfield Lake Drive
Jacksonville, FL 32246
United States

Created Date 10/7/2025

Lake	2	TEMP	
Lake	2	pH	
Lake	2	DO	
Lake	2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake	2	SHORELINE WEED CONTROL	
Lake	2	MONITORING	
Lake	2	LAKE WEED CONTROL	
Lake	2	ALGAE CONTROL	
Lake	1	TEMP	
Lake	1	pH	
Lake	1	DO	
Lake	1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake	1	SHORELINE WEED CONTROL	
Lake	1	MONITORING	
Lake	1	LAKE WEED CONTROL	
Lake	1	ALGAE CONTROL	
Lake	2		
Lake	3		
Lake	4		
Lake	5		
Lake	6		
Lake Front			
Lake-ALL			
Lake 1			

Service Report



Work Order 00898295
Work Order 00898295
Number

Created Date 11/11/2025

Account Wynnfield Lakes CDD
Contact Lina Hernandez
Address 12319 Wynnfield Lake Drive
Jacksonville, FL 32246
United States

Work Details

Specialist Today pond 1 was treated for azolla in the water
Comments to at this time. Pond 2 was treated for the azolla
Customer and algae in the water at this time, debris was
cleaned from the pond at this time of service.
Pond 3 had debris cleaned from the water at this
time. Pond 4 was treated for algae and azolla at
this time. Pond 5 was inspected due to no
access to the pond at this time. Pond 6 had
debris cleaned from the pond at this time. The
lake front had alligator weed hand picked at this
time of service.

Prepared By Kolyn Sikes

Work Order Assets

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

Service Report



Work Order 00898295
 Work Order 00898295
 Number

Account Wynnfield Lakes CDD
 Contact Lina Hernandez
 Address 12319 Wynnfield Lake Drive
 Jacksonville, FL 32246
 United States

Created Date 11/11/2025

Lake Front DO

Lake Front TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake Front SHORELINE WEED CONTROL

Lake Front MONITORING

Lake Front LAKE WEED CONTROL

Lake Front ALGAE CONTROL

Lake 6 TEMP

Lake 6 pH

Lake 6 DO

Lake 6 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 6 SHORELINE WEED CONTROL

Lake 6 MONITORING

Lake 6 LAKE WEED CONTROL

Lake 6 ALGAE CONTROL

Lake 5 TEMP

Lake 5 pH

Lake 5 DO

Lake 5 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 5 SHORELINE WEED CONTROL

Lake 5 MONITORING

Lake 5 LAKE WEED CONTROL

Lake 5 ALGAE CONTROL

Lake 4 TEMP

Lake 4 pH

Lake 4 DO

Lake 4 TRASH / DEBRIS COLLECTION (IN HOUSE)

Lake 4 SHORELINE WEED CONTROL

Lake 4 MONITORING

Lake 4 LAKE WEED CONTROL

Lake 4 ALGAE CONTROL

Lake 3 TEMP

Lake 3 pH

Lake 3 DO

Lake 3 TRASH / DEBRIS COLLECTION (IN HOUSE)

Service Report



Work Order 00898295
Work Order 00898295
Number

Account Wynnfield Lakes CDD
Contact Lina Hernandez
Address 12319 Wynnfield Lake Drive
Jacksonville, FL 32246
United States

Created Date 11/11/2025

Lake 3	SHORELINE WEED CONTROL	
Lake 3	MONITORING	
Lake 3	LAKE WEED CONTROL	
Lake 3	ALGAE CONTROL	
Lake 2	TEMP	
Lake 2	pH	
Lake 2	DO	
Lake 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 2	SHORELINE WEED CONTROL	
Lake 2	MONITORING	
Lake 2	LAKE WEED CONTROL	
Lake 2	ALGAE CONTROL	
Lake 1	TEMP	
Lake 1	pH	
Lake 1	DO	
Lake 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 1	SHORELINE WEED CONTROL	
Lake 1	MONITORING	
Lake 1	LAKE WEED CONTROL	
Lake 1	ALGAE CONTROL	
Lake 1		
Lake Front		
Lake-ALL		
Lake 5		
Lake 6		
Lake 3		
Lake 4		
Lake 2		



Regular Services Overview

- All regular services and cleaning performed as outlined in the contract.
- **Fitness Center:** Cleaned five (5) days per week.
- **Restrooms:** Cleaned three (3) times per week.
- **Trash Collection:**
 - Trash is collected regularly around the Amenity Center and other CDD grounds.
 - Collection along Kernan Boulevard occurs on a weekly basis.
- **Pool Service:** Maintained regularly and kept in compliance with health and safety code requirements.
- **Pressure Wash:** Veranda and areas around the Amenity Center – work completed on October 9.

Fitness Center Update

- Southeast Fitness maintains the fitness center on a quarterly basis.
- During their most recent visit on November 5, routine maintenance was completed. The technician noted that the chest press machine cable is beginning to show signs of wear and may need replacement in the near future. He mentioned that the machine should remain functional for approximately the next three months, until their next scheduled visit. Southeast informed me that, according to Technogym, the required cable is no longer manufactured and a replacement part is not available from them or any third-party suppliers. Southeast indicated they could perform a repair; however, they do not recommend it since the repair would likely last no longer than six months. I will be checking with other vendors in the meantime for possible options.

Christmas Lights

- MosquitoNix is scheduled for installation for the end of the first week of December.
- The scope includes: Wrapping 9 palm trees & installing lit garland on the front sign.

Apartment Residents' Use of Amenity Center Parking Lot

- The apartment office reached out to see if residents from the apartments would be able to use the parking lot to participate in the Community Yard Sales. The HOA organizes these events twice a year.

Pressure Washing WLD Sidewalks, Fence, and Entrance Sign

- AMG – \$1,860 (see attached quote)
- Clean Green – \$2,040 (see attached quote)

Replumb the suction and discharge lines of the Splash Pad vacuum pump

- Epic Pools – \$1,200 (see attached quote)

Additional Camera

- WebWatchDogs – \$499 (see attached quote)

🎃 Wynnfield Lakes Fall Festival 🎃

The Wynnfield Lakes Fall Festival on October 18 was a great event! Residents enjoyed bounce houses, an obstacle course, inflatable basketball, face painting, a balloon artist, a DJ with games and prizes, a costume contest, crafts, candy, and a food truck. Great turnout and lots of smiles!!





MEET & GREET WITH SANTA

Friday, December 19
5:30 – 7:30 PM | Amenity Center

- Take your picture with Santa, enjoy cookies and hot chocolate, and have a personalized Christmas ornament made!

2.



November 05, 2025

WORK ORDER #151789

PROPOSAL FOR

WYNNFIELD LAKES

WYNNFIELD LAKES CDD

WYNNFIELD LAKES

12319 WYNNFIELD LAKES DRIVE

JACKSONVILLE, FL 32246

DESCRIPTION OF WORK TO BE PERFORMED

Landscape Enhancement - November 2025

Replacement of missing or declining Viburnum Suspensum along 'Bridge' area. (18) 7 gallon Viburnum Suspensum will be replaced, irrigation will be checked/adjusted to confirm adequate coverage.

SALE:	\$2,924.00
TOTAL:	\$2,924.00

By _____

ANDREW K BALTZ

Date November 05, 2025

By _____

Date _____

**BLAND LANDSCAPING COMPANY,
INC.**

WYNNFIELD LAKES CDD

3.



November 03, 2025

WORK ORDER #139429

PROPOSAL FOR

WYNNFIELD LAKES

WYNNFIELD LAKES CDD

WYNNFIELD LAKES

12319 WYNNFIELD LAKES DRIVE

JACKSONVILLE, FL 32246

DESCRIPTION OF WORK TO BE PERFORMED

Landscape Enhancement - Wynnfield Lakes Dr and Amenity Center

Installation of 230 yards of Mini Pine Bark: The entrance, Wynnfield Lakes Drive through to bridge and the Amenity Center.

SALE:	\$13,756.00
TOTAL:	\$13,756.00

ENHANCEMENT AS PER AGREEMENT

**WYNNFIELD LAKES
WORK ORDER SUMMARY**

INCLUDED SERVICES	TOTAL COST
ENHANCEMENT AS PER AGREEMENT	\$13,756.00
TOTAL:	\$13,756.00

By _____

ANDREW K BALTZ

Date November 03, 2025

By _____

Date _____

**BLAND LANDSCAPING COMPANY,
INC.**

WYNNFIELD LAKES CDD

4.



CUSTOMER QUOTATION NO. 68

Wynnfield lakes
12319 Wynnfield Lakes Drive
Jacksonville FL 32246

Order No:	WL11725
Valid For:	30 Days 11/7/2025

Description:

This proposal includes pressure washing all the sidewalk/curbing along Wynnfield Lakes Drive and the monument at the entrance on Kernan Blvd. The white vinyl fence will be soft washed without chemicals to avoid damage to neighboring and residential bushes.

All areas will be pretreated with 30 second cleaner, which is harmless to the environment and completed with a post rinsing.

All agreed upon pricing is final and additional work will be billed separately.

Thank you for the opportunity to collaborate with you on this project. We do strive to provide the best services for our customers at the least possible cost and overhead.

Thank you for your business!

Total

\$1860.00

Approval: _____

Date: _____



Green Clean Property Maintenance

John White

Business Number 9043041321

5248 Royce Ave, Jacksonville FL
32205

9043041321

<https://www.greencleanjax.com>

john@greencleanjax.com

ESTIMATE

EST0364

DATE

10/31/2025

TOTAL

USD \$2,040.00

TO

Lina Hernandez

Wynnfield Lakes Dr

DESCRIPTION	RATE	QTY	AMOUNT
Pressure washing along main road - both sides (light green pictured)	\$1,450.00	1	\$1,450.00
Softwashing fence along main road, bordering sidewalks.	\$440.00	1	\$440.00
Entrance sign pressure washing - softwashing for any left behind mildew/algae	\$150.00	1	\$150.00

SUBTOTAL \$2,040.00

TAX \$0.00

TOTAL USD \$2,040.00

DATE SIGNED

10/31/2025



5.

Exhibit A BID-PROPOSAL



Epic Pools, Inc.
 12276 San Jose Blvd., Suite 417
 St Johns, FL 32223
 PHONE (904) 417-5100
CPC# 1457438

DATE: 11/11/25

	NAME: WYNNFIELD LAKES CDD			
<i>and</i>				
BUYER/ OWNER	PROJECT ADDRESS:	CITY	STATE/ZIP	PHONE
	EMAIL ADDRESSES:	CITY	STATE/ZIP	PHONE

We hereby propose to furnish the following work:

Replumb the suction and discharge of the vaccume pump for splash pad. Includes valves and labor .

\$1,200.00

X_____ Date_____

Customer

X_____ Date_____

Customer

Initial _____ Date_____ Initial _____ Date_____

Initial _____ Date_____

X _____ Date _____
Contractor

6.

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

Work Order

1 Hargrove Grade Suite 1A
Palm Coast, FL 32137
(386) 957-9339
(866) 896-9055 Fax
www.WebWatchdogs.net
info@webwatchdogs.net
Florida Contractor License #ES12000771

Date	Order #
11/6/2025	8400
Wynnfield Lakes c/o Vesta Property Services 12319 Wynnfield Lakes Drive Jacksonville, FL 32246	

Description	Qty	Cost	Total
8MP / 4K Ultra HD Starlight Camera- HD-over-Coax mini armor ball camera with ultra wide 2.8mm fixed lens and 164ft IR. Features true WDR, built-in mic, audio pigtail, and DIP switch for choosing video protocol. IP67 weatherproof. 12VDC. ***Includes Installation***	1	499.00	499.00
This Work Order includes only the work and service listed above and no other. All products and installation are warranted for 1 year from date of completion in accordance with the terms of the Camera System Agreement. I have read and agree to all terms on conditions set forth here and on the Camera System Agreement. I understand that 25% deposit is due before any work shall be scheduled. Thereafter, work shall commence as soon as reasonably possible. Payment of the deposit along with my signature below indicating acceptance of the terms of this offer authorize WebWatchDogs to proceed. My signature below indicating completion will signify satisfactory delivery of the products and services listed in this work order.		Subtotal	\$499.00
		Sales Tax (0.0%)	\$0.00
		Total	\$499.00
Signature Accept:	Date:	Acceptance Deposit (25%)	
Signature Completion:	Date:	Balance Due	

ELEVENTH ORDER OF BUSINESS

A.

Wynnfield Lakes
Community Development District

Unaudited Financial Reporting
September 30, 2025



Table of Contents

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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
September 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 39,180	\$ -	\$ 327	\$ 39,506
Accounts Receivable	177	-	-	177
<u>Investments:</u>				
State Board of Administration (SBA)	-	-	245,853	245,853
US Bank Custody Account	351,117	-	-	351,117
<u>Series 2014</u>				
Reserve	-	257,738	-	257,738
Interest	-	-	-	-
Revenue	-	128,629	-	128,629
Prepaid Expenses	28,626	-	-	28,626
Total Assets	\$ 419,100	\$ 386,367	\$ 246,180	\$ 1,051,646
Liabilities:				
Accounts Payable	\$ 39,196	\$ -	\$ -	\$ 39,196
Accrued Expenses	1,296	-	-	1,296
Total Liabilities	\$ 40,492	\$ -	\$ -	\$ 40,492
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 28,626	\$ -	\$ -	\$ 28,626
Restricted for:				
Debt Service	-	386,367	-	386,367
Assigned for:				
Capital Reserve Fund	-	-	246,180	246,180
Unassigned	349,981	-	-	349,981
Total Fund Balances	\$ 378,607	\$ 386,367	\$ 246,180	\$ 1,011,154
Total Liabilities & Fund Balance	\$ 419,100	\$ 386,367	\$ 246,180	\$ 1,051,646

Wynnfield Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 659,082	\$ 659,082	\$ 660,861	\$ 1,779
Interest Income	10,000	10,000	24,939	14,939
Clubhouse and other Income	2,000	2,000	11,432	9,432
Total Revenues	\$ 671,082	\$ 671,082	\$ 697,232	\$ 26,150

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 6,600	\$ (600)
PR-FICA	459	459	505	(46)
Engineering	10,500	10,500	44,668	(34,168)
Attorney	20,000	20,000	39,948	(19,948)
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	5,408	5,408	5,408	(1)
Arbitrage Rebate	600	600	550	50
Dissemination Agent	1,190	1,190	1,190	(0)
Trustee Fees	4,800	4,800	4,800	(0)
Management Fees	53,810	53,810	53,810	0
Information Technology	1,600	1,600	1,600	0
Website Maintenance	800	800	800	(0)
Travel & Per Diem	250	250	-	250
Telephone	300	300	210	90
Postage & Delivery	100	100	1,295	(1,195)
Meeting Room	1,500	1,500	1,750	(250)
Insurance General Liability	9,635	9,635	8,965	670
Printing & Binding	750	750	823	(73)
Legal Advertising	1,000	1,000	4,153	(3,153)
Other Current Charges	1,000	1,000	640	360
Contingency	-	-	25,026	(25,026)
Office Supplies	150	150	0	150
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,326	\$ 123,326	\$ 206,216	\$ (82,890)

Operations & Maintenance

Field Expenditures

Property Insurance (FIA)	\$ 18,336	\$ 18,336	\$ 16,128	\$ 2,208
Utilities - Irrigation (JEA)	6,000	6,000	12,229	(6,229)
Field Operations Management (Vesta Property)	28,700	28,700	28,700	(0)
Security Service/Monitoring (Fidelity Security)	58,840	58,840	67,355	(8,515)
Landscape Maintenance (Bland)	67,692	67,692	68,645	(953)
Landscape Contingency	21,835	21,835	15,794	6,041
Lake Maintenance (Solitude)	10,665	10,665	9,264	1,401
Irrigation Maintenance (Bland)	10,000	10,000	7,130	2,870
Repairs & Replacements	12,500	12,500	1,289	11,211
Refuse Service (Waste Management)	3,044	3,044	3,152	(108)
Stormwater User Fees	1,140	1,140	-	1,140
Animal Control	15,000	15,000	16,654	(1,654)
Contingency	10,000	10,000	719	9,281
Subtotal Field Expenditures	\$ 263,751	\$ 263,751	\$ 247,059	\$ 16,693

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

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Amenity Expenditures				
Amenity Center Management (Vesta Property)	\$ 80,925	\$ 80,925	\$ 80,925	\$ -
Facility Attendants (Vesta Property)	12,250	12,250	12,250	0
General Facility Maintenance (Vesta Property)	18,740	18,740	19,245	(505)
Utilities - Electric (JEA)	15,000	15,000	12,262	2,738
Utilities - Water & Sewer (JEA)	6,600	6,600	5,444	1,156
Telephone/Internet & Cable (Comcast)	5,208	5,208	6,233	(1,025)
Repairs & Replacements	10,880	10,880	11,101	(221)
Fitness Equipment Maintenance	1,360	1,360	2,283	(923)
Fitness Center Supplies	1,000	1,000	105	895
Pool Maintenance (Vesta Property)	15,022	15,022	15,022	0
Pool Chemicals (PoolSure)	9,600	9,600	12,967	(3,367)
Janitorial Service/Supplies (Vesta Property)	9,470	9,470	9,470	(0)
Office Supplies / Mailings / Printings	1,250	1,250	567	683
Operating Supplies	4,500	4,500	4,225	275
Permit Fees	1,700	1,700	1,747	(47)
Special Events	10,000	10,000	8,711	1,289
Recreation Passes	500	500	200	300
Holiday Lighting	5,000	5,000	3,400	1,600
Subtotal Amenity Expenditures	\$ 209,005	\$ 209,005	\$ 206,157	\$ 2,848
Total Operations & Maintenance	\$ 472,756	\$ 472,756	\$ 453,215	\$ 19,541
Total Expenditures	\$ 596,082	\$ 596,082	\$ 659,431	\$ (63,349)
Excess (Deficiency) of Revenues over Expenditures	\$ 75,000	\$ 75,000	\$ 37,801	\$ (37,199)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ 25,000	\$ 25,000	\$ 34,975	\$ 9,975
Capital Reserve Funding - Transfer Out	(100,000)	(100,000)	(100,000)	-
Total Other Financing Sources/(Uses)	\$ (75,000)	\$ (75,000)	\$ (65,025)	\$ 9,975
Net Change in Fund Balance	\$ -	\$ -	\$ (27,224)	\$ (27,224)
Fund Balance - Beginning	\$ -		\$ 405,832	
Fund Balance - Ending	\$ -		\$ 378,607	

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

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues</u>				
Interest	\$ 11,115	\$ 11,115	\$ 10,145	\$ (970)
Total Revenues	\$ 11,115	\$ 11,115	\$ 10,145	\$ (970)
<u>Expenditures:</u>				
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)
Other Current Charges	600	600	744	(144)
Total Expenditures	\$ 59,894	\$ 59,894	\$ 23,585	\$ 36,309
Excess (Deficiency) of Revenues over Expenditures	\$ (48,779)	\$ (48,779)	\$ (13,441)	\$ 35,338
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Funding - Transfer In	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Net Change in Fund Balance	\$ 51,221	\$ 51,221	\$ 86,559	\$ 35,338
Fund Balance - Beginning	\$ 207,099		\$ 159,620	
Fund Balance - Ending	\$ 258,320		\$ 246,180	

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

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 517,898	\$ 517,898	\$ 519,290	\$ 1,392
Interest Income	10,000	10,000	23,566	13,566
Total Revenues	\$ 527,898	\$ 527,898	\$ 542,855	\$ 14,958
<u>Expenditures:</u>				
Interest - 11/1	\$ 103,663	\$ 103,663	\$ 103,663	\$ -
Interest - 5/1	103,663	103,663	103,663	-
Principal - 5/1	310,000	310,000	310,000	-
Total Expenditures	\$ 517,325	\$ 517,325	\$ 517,325	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,573	\$ 10,573	\$ 25,530	\$ 14,958
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (25,000)	\$ (25,000)	\$ (34,975)	\$ (9,975)
Total Other Financing Sources/(Uses)	\$ (25,000)	\$ (25,000)	\$ (34,975)	\$ (9,975)
Net Change in Fund Balance	\$ (14,427)	\$ (14,427)	\$ (9,445)	\$ 4,983
Fund Balance - Beginning	\$ 131,724		\$ 395,811	
Fund Balance - Ending	\$ 117,297		\$ 386,367	

Wynnfield Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 163,357	\$ 468,462	\$ 10,447	\$ 7,761	\$ 4,701	\$ 2,883	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ 660,861
Interest Income	1,659	1,471	1,356	2,554	2,737	2,405	2,550	2,306	2,198	1,981	1,947	1,776	24,939
Clubhouse and other Income	-	225	66	100	2,874	55	375	1,226	249	5,550	37	675	11,432
Total Revenues	\$ 1,659	\$ 165,052	\$ 469,884	\$ 13,101	\$ 13,371	\$ 7,162	\$ 5,808	\$ 3,532	\$ 5,697	\$ 7,531	\$ 1,984	\$ 2,451	\$ 697,232
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 6,600
PR-FICA	-	77	-	77	-	61	-	77	-	77	61	77	505
Engineering	1,355	8,237	685	7,687	4,526	3,676	1,318	4,453	7,083	2,700	765	2,184	44,668
Attorney	1,630	3,038	1,296	3,959	888	5,917	1,620	4,504	2,590	6,091	4,774	3,642	39,948
Annual Audit	-	-	-	3,300	-	-	-	-	-	-	-	-	3,300
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	550	-	-	550
Dissemination Agent	99	99	99	99	99	99	99	99	99	99	99	99	1,190
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	4,800	4,800
Management Fees	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	53,810
Information Technology	133	133	133	133	133	133	133	133	133	133	133	133	1,600
Website Maintenance	67	67	67	67	67	67	67	67	67	67	67	67	800
Travel & Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	6	27	7	-	-	15	5	100	-	9	14	26	210
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	1,294	1	1,295
Meeting Room	-	250	-	250	-	250	-	250	-	250	250	250	1,750
Insurance General Liability	8,965	-	-	-	-	-	-	-	-	-	-	-	8,965
Printing & Binding	32	43	71	1	19	48	57	12	223	14	85	218	823
Legal Advertising	-	-	-	-	-	-	265	-	268	340	3,166	114	4,153
Other Current Charges	18	48	62	-	62	138	-	71	51	47	73	71	640
Contingency	-	-	-	-	-	-	-	-	-	-	-	25,026	25,026
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	0	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 22,371	\$ 17,504	\$ 6,904	\$ 21,056	\$ 10,278	\$ 15,688	\$ 8,048	\$ 15,250	\$ 14,998	\$ 15,862	\$ 16,066	\$ 42,192	\$ 206,216

Wynnfield Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance (FIA)	\$ 16,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,128
Utilities - Irrigation (JEA)	288	841	846	672	855	837	1,054	1,006	1,291	1,552	1,417	1,571	12,229
Field Operations Management (Vesta Property)	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	2,392	28,700
Security Service/Monitoring (Fidelity Security)	6,480	5,009	5,225	5,233	5,192	5,184	5,184	7,884	5,184	5,076	5,184	6,521	67,355
Landscape Maintenance (Bland)	5,720	5,720	5,720	5,720	5,720	5,720	5,720	5,720	5,720	5,720	5,722	5,721	68,645
Landscape Contingency	112	112	112	112	112	112	2,512	112	112	5,862	112	6,412	15,794
Lake Maintenance (Solitude)	772	772	772	772	772	772	772	772	772	772	772	772	9,264
Irrigation Maintenance (Bland)	-	1,581	1,674	-	-	1,318	-	-	1,284	472	-	801	7,130
Repairs & Replacements	-	92	-	-	540	-	373	-	-	-	-	284	1,289
Refuse Service (Waste Management)	233	233	233	233	238	237	291	290	289	291	292	291	3,152
Stormwater User Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Control	1,145	1,545	1,245	1,245	1,245	1,845	1,200	1,819	1,245	1,290	1,585	1,245	16,654
Contingency	-	-	-	-	-	629	-	-	-	90	-	-	719
Subtotal Field Expenditures	\$ 33,270	\$ 18,297	\$ 18,219	\$ 16,378	\$ 17,066	\$ 19,045	\$ 19,498	\$ 19,995	\$ 18,289	\$ 23,517	\$ 17,475	\$ 26,009	\$ 247,059
Amenity Expenditures													
Amenity Center Management (Vesta Property)	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 6,744	\$ 80,925
Facility Attendants (Vesta Property)	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	12,250
General Facility Maintenance (Vesta Property)	1,562	1,562	1,562	1,562	1,562	1,562	1,562	1,562	1,562	1,562	1,562	2,066	19,245
Utilities - Electric (JEA)	910	954	846	1,083	920	1,031	1,062	1,053	1,128	1,102	1,061	1,112	12,262
Utilities - Water & Sewer (JEA)	435	393	342	257	240	316	615	533	476	509	484	844	5,444
Telephone/Internet & Cable (Comcast)	441	442	442	478	478	478	486	598	598	598	598	598	6,233
Repairs & Replacements	554	299	1,273	1,246	2,851	1,266	1,570	547	479	367	214	434	11,101
Fitness Equipment Maintenance	-	-	-	-	340	-	-	643	-	340	960	-	2,283
Fitness Center Supplies	-	-	-	-	-	-	105	-	-	-	-	-	105
Pool Maintenance (Vesta Property)	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	15,022
Pool Chemicals (PoolSure)	736	736	736	824	824	824	1,391	1,374	1,374	1,374	1,400	1,374	12,967
Janitorial Service/Supplies (Vesta Property)	789	789	789	789	789	789	789	789	789	789	789	789	9,470
Office Supplies / Mailings / Printings	-	106	61	33	22	32	106	10	58	116	25	-	567
Operating Supplies	-	221	45	180	348	537	409	335	318	1,318	152	363	4,225
Permit Fees	-	-	446	776	-	-	-	-	525	-	-	-	1,747
Special Events	2,281	1,040	519	432	143	108	1,797	400	270	-	1,381	341	8,711
Recreation Passes	-	-	-	-	-	-	200	-	-	-	-	-	200
Holiday Lighting	-	-	-	-	3,400	-	-	-	-	-	-	-	3,400
Subtotal Amenity Expenditures	\$ 16,725	\$ 15,557	\$ 16,076	\$ 16,676	\$ 20,933	\$ 15,959	\$ 19,108	\$ 16,859	\$ 16,593	\$ 17,091	\$ 17,641	\$ 16,938	\$ 206,157
Total Operations & Maintenance	\$ 49,995	\$ 33,854	\$ 34,295	\$ 33,054	\$ 37,999	\$ 35,004	\$ 38,606	\$ 36,854	\$ 34,881	\$ 40,608	\$ 35,116	\$ 42,947	\$ 453,215
Total Expenditures	\$ 72,366	\$ 51,358	\$ 41,198	\$ 54,111	\$ 48,277	\$ 50,693	\$ 46,654	\$ 52,104	\$ 49,879	\$ 56,470	\$ 51,182	\$ 85,140	\$ 659,431
Excess (Deficiency) of Revenues over Expe	\$ (70,708)	\$ 113,695	\$ 428,686	\$ (41,009)	\$ (34,906)	\$ (43,531)	\$ (40,846)	\$ (48,572)	\$ (44,182)	\$ (48,939)	\$ (49,198)	\$ (82,689)	\$ 37,801
Other Financing Sources/Uses:													
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 34,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,975
Capital Reserve Funding - Transfer Out	-	-	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (100,000)	\$ -	\$ 34,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (65,025)
Net Change in Fund Balance	\$ (70,708)	\$ 113,695	\$ 328,686	\$ (41,009)	\$ 69	\$ (43,531)	\$ (40,846)	\$ (48,572)	\$ (44,182)	\$ (48,939)	\$ (49,198)	\$ (82,689)	\$ (27,224)

Wynnfield Lakes
Community Development District
Long Term Debt Report

Series 2014, Special Assessment Bonds		
Original Bond		\$7,490,000
Maturity Date:		5/1/2036
Reserve Fund Definition		50% of Maximum Annual Debt Service
Reserve Fund Requirement		257,738
Reserve Fund Balance		257,738
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)
Less: Principal Payment - 5/1/25		(\$310,000)
Current Bonds Outstanding		\$4,465,000

B.

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

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

ON ROLL ASSESSMENTS

							allocation in %	56.00%	44.00%	100.00%
							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&M Portion</i>	<i>Debt Service</i>	<i>Total</i>	
11/06/24	10/15-10/31/24	\$ 3,925.94	\$ 207.44	\$ 75.48	\$ 54.67	\$ 3,588.35	\$ 2,009.40	\$ 1,578.95	\$ 3,588.35	
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	
06/27/25	06/01-06/22/25	5,838.42	(175.16)	122.07	88.40	5,803.11	3,249.63	2,553.48	5,803.11	
TOTAL		\$ 1,272,408.48	\$ 49,454.58	\$ 24,567.57	\$ 18,235.82	\$ 1,180,150.51	\$ 660,860.88	\$ 519,289.63	\$ 1,180,150.51	

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

C.

Wynnfield Lakes
COMMUNITY DEVELOPMENT DISTRICT

Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
8/1 - 8/31/25	4998-5016	\$53,720.23
9/1 - 9/30/25	5017-5036	\$81,322.28
Subtotal Checks		\$135,042.51
<i>Date</i>	<i>ACH</i>	<i>Amount</i>
8/1 - 8/31/25	80002-80005	\$4,652.46
9/1 - 9/30/25	80006-80009	\$4,450.63
Subtotal ACH's		\$9,103.09
TOTAL Checks and ACH's		\$144,145.60

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
8/1 - 8/31/25	n/a	\$0.00
9/1 - 9/30/25	n/a	\$0.00
TOTAL		\$0.00

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/06/25	00032	7/31/25 25-04264	202507 310-51300-48000	NOTICE OF SPECIAL MEETING	*	107.00	
				DAILY RECORD + OBSERVER LLC			107.00 004998
8/06/25	00094	8/05/25 1849	202508 320-57200-46900	REPLACE SEAT WHEELS	*	709.68	
				SOUTHEAST FITNESS REPAIR			709.68 004999
8/06/25	00189	8/06/25 08062025	202508 320-53800-46101	AUG 25 REIMB WATER/SEWER	*	70.00	
		8/06/25 08062025	202508 320-53800-46101	AUG 25 REIMB LANDSCAPE MT	*	42.00	
				PETER AND JENNIFER TOWNSEND			112.00 005000
8/13/25	00107	8/12/25 144793	202508 310-51300-42000	RESIDENT NOTICES	*	1,293.80	
				ADVANCED DIRECT MARKETING SERVICES			1,293.80 005001
8/25/25	00264	7/31/25 329617	202507 320-53800-43400	7/12 IRRIG INSPCT REP	*	472.26	
		8/01/25 329503	202508 320-53800-46100	AUG 25 - LANDSCAPING SVC	*	5,721.00	
				BLAND LANDSCAPING CO. INC			6,193.26 005002
8/25/25	00032	8/14/25 25-04765	202508 310-51300-48000	NOTICE OF PH & REG MTG	*	3,166.00	
				DAILY RECORD + OBSERVER LLC			3,166.00 005003
8/25/25	00237	7/28/25 25-352	202507 320-53800-34500	SECURITY 7/19/25	*	1,296.00	
		7/28/25 25-352	202507 320-53800-34500	SECURITY 7/26/25	*	1,296.00	
				FIDELITY SECURITY OPERATIONS			2,592.00 005004
8/25/25	00007	8/01/25 575	202508 310-51300-34000	AUG 25 - MANAGEMENT FEES	*	4,484.17	
		8/01/25 575	202508 310-51300-35100	AUG 25 - IT	*	133.33	
		8/01/25 575	202508 310-51300-49500	AUG 25 - WEBSITE ADMIN	*	66.67	
		8/01/25 575	202508 310-51300-31600	AUG 25 - DISSEMINATION	*	99.17	
		8/01/25 575	202508 310-51300-42500	AUG 25 - COPIES	*	85.20	
		8/01/25 575	202508 310-51300-41000	AUG 25 - TELEPHONE	*	14.16	
				GOVERNMENTAL MANAGEMENT SERVICES			4,882.70 005005

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/25/25	00222	8/15/25	12983	202507	310-51300	31500				*	2,785.50		
			JUL 25	GENERAL COUNSEL						*	1,960.27		
		8/15/25	12984	202507	310-51300	31500				*	1,345.50		
			JUL 25	- MONTHLY MEETING									
		8/15/25	12985	202507	310-51300	31500				*	1,345.50		
			JUL 25	- EROSION REPAIR									
									KVW KILINSKI, VAN WYK, PLLC			6,091.27	005006
8/25/25	00224	8/02/25	PSI19510	202508	320-53800	46800				*	772.00		
			AUG 25	LAKE MAINT									
									SOLITUDE LAKE MANAGMENT			772.00	005007
8/25/25	00221	8/01/25	427692	202508	320-53800	34400				*	2,391.67		
			AUG 25	FIELD MGMT						*	6,743.75		
		8/01/25	427692	202508	320-57200	34300				*	1,020.83		
			AUG 25	AMENITY MGMT						*	1,561.67		
		8/01/25	427692	202508	320-57200	46700				*	1,251.83		
			AUG 25	FACILITY ATT						*	789.17		
		8/01/25	427692	202508	320-57200	46600				*	1,251.83		
			AUG 25	GEN FACILITY MAIN						*	789.17		
		8/01/25	427692	202508	320-57200	46200				*	789.17		
			AUG 25	POOL MAINT						*	789.17		
		8/01/25	427692	202508	320-57200	34200				*	789.17		
			AUG 25	JANITORIAL					VESTA PROPERTY SERVICES, INC			13,758.92	005008
8/26/25	00237	8/11/25	25-379	202508	320-53800	34500				*	1,296.00		
			SECURITY	8/02/25						*	1,296.00		
		8/11/25	25-379	202508	320-53800	34500				*	1,296.00		
			SECURITY	8/09/25					FIDELITY SECURITY OPERATIONS			2,592.00	005009
8/26/25	00196	8/14/25	81813688	202508	320-53800	46802				*	45.00		
				PEST CONTROL	8/14/25				FLORIDA PEST CONTROL & CHEMICAL CO.			45.00	005010
8/26/25	00192	8/25/25	180-0825	202508	320-53800	46802				*	1,500.00		
			AUG 25	- GOOSE CONTROL					GOOSE MASTERS OF NORTHEAST FLORIDA			1,500.00	005011
8/26/25	00222	7/13/25	12761	202506	300-13100	10000				*	948.00		
			JUNE 25	- EROSION REPAIR					KVW KILINSKI, VAN WYK, PLLC			948.00	005012
8/26/25	00255	7/11/25	193518	202506	310-51300	31100				*	7,082.66		
				ENGINEER THRU 6/30/25					MATTHEWS DCCM			7,082.66	005013
									WYNN --WYNNFIELD -- TCESSNA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/26/25	00228	9/01/25 13129563 SEP 25 - CHEMICALS	202509 320-57200-46201	POOLSURE	*	1,373.94	1,373.94 005014
8/26/25	00094	8/21/25 1918 QRT PM 8/21/2025	202508 320-57200-46900	SOUTHEAST FITNESS REPAIR	*	250.00	250.00 005015
8/26/25	00036	8/22/25 UC21192 MEETING ROOM 8/22/25	202508 310-51300-60100	UNIVERSITY OF NORTH FLORIDA	*	250.00	250.00 005016
TOTAL FOR BANK A						53,720.23	

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/08/25	00029	7/26/25	84957412 TV/INTERNET	202508	320	57200	-41000			*	597.82		
COMCAST (AUTO PAY)											597.82	080002	
8/08/25	00012	7/23/25	25236787 IRRIG 6/22-7/21/25	202507	320	53800	-43001			*	1,551.92		
		7/23/25	25236787 ELECTRIC 6/23-7/22/25	202507	320	57200	-43100			*	1,102.44		
		7/23/25	25236787 WATER/SEWER 6/22-7/21/25	202507	320	57200	-43001			*	508.60		
JEA (AUTO PAY)											3,162.96	080003	
8/08/25	00263	7/25/25	9749547- WASTE 8/1-8/31/25	202508	320	53800	-43300			*	292.13		
WM CORPORATE SERVICES INC (AUTOPAY)											292.13	080004	
8/27/25	00246	8/03/25	55693990 KEYS/CLEANING SUPPL	202507	320	57200	-52000			*	59.81		
		8/03/25	55693990 TOILET SEAT	202507	320	57200	-46601			*	21.82		
		8/03/25	55693990 LIGHT BULBS	202507	320	57200	-46601			*	55.96		
		8/03/25	55693990 TRASH BAGS/TOILET PAP	202507	320	57200	-52000			*	90.29		
		8/03/25	55693990 FILTER CARTIDGE	202507	320	57200	-52000			*	77.88		
		8/03/25	55693990 INK	202507	320	57200	-51000			*	23.10		
		8/03/25	55693990 FOLDING TABLE	202507	320	57200	-46601			*	47.14		
		8/03/25	55693990 POOL REFILL KIT	202507	320	57200	-46601			*	29.47		
		8/03/25	55693990 SCREEN SPRAY	202507	320	57200	-51000			*	9.98		
		8/03/25	55693990 WIPES	202507	320	57200	-52000			*	89.82		
		8/03/25	55693990 HAVY DUTY TRANS BAGS	202507	320	57200	-52000			*	40.84		
		8/03/25	55693990 MIRCOWAVE GLASS PLATE	202507	320	57200	-51000			*	17.99		
		8/03/25	55693990 WALL CLOCK	202507	320	57200	-46601			*	35.45		
ELITE CARD PAYMENT CENTER AUTO PAY											599.55	080005	
TOTAL FOR BANK Z											4,652.46		
WYNN --WYNNFIELD -- TCESSNA													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						58,372.69	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

July 31, 2025

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # 25-04264D	PO/File #	\$107.00
Notice of Special Meeting		Payment Due
		\$107.00
Wynnfield Lakes Community Development District		Publication Fee
		107.00
Case Number		Amount Paid
Publication Dates 7/31		
County 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 # 25-04264D on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and 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.

**NOTICE OF SPECIAL
MEETING OF THE
WYNNFIELD LAKES
COMMUNITY**

DEVELOPMENT DISTRICT

Notice is hereby given that a special meeting of the Board of Supervisors ("Board") of the Wynnfield Lakes Community Development District ("District") will be held on Wednesday, August 20, 2023 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224. The purpose of the special meeting is to discuss financing matters and conduct any and all business that may properly come before the Board. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or dlaughlin@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.WynnfieldLakesCDD.net at least seven days prior to the meeting.

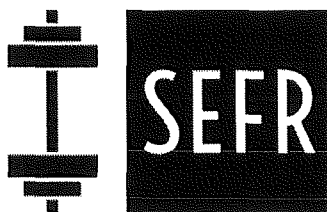
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

Daniel Laughlin
District Manager

Jul. 31 00 (25-04264D)



SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439

Office@SoutheastFitnessRepair.com

Invoice

DATE	08/05/2025
INVOICE#	1849
TERMS	NET 30
DUE DATE	09/04/2025

BILL TO
Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville FL 32246-4241 (904) 565-9385

SERVICE LOCATION
Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville FL 32246-4241 (904) 565-9385

JOB#	DATE	PO/REF#	DESCRIPTION
106500			Techno Gym leg curl s/n MA350NO - ALVOGGJL 060000402 Issue: Replace seat wheels Completion Notes:
Job Charges			
	Qty	Rate	Total
Flat Rate Labor	1.00	\$80.00	\$80.00
Travel <60 miles	1.00	\$95.00	\$95.00
Techno Gym - ROLLER SEAT PULLEY - S0U000079-GG	6.00	\$80.78	\$484.68
Shipping lvl 2	1.00	\$50.00	\$50.00
Job Subtotal			\$709.68
Job Total			\$709.68

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE

Invoice Total:	\$709.68
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$709.68

APPROVED

By lihernandez at 9:33 am, Aug 06, 2025

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: August-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 15th

Month: August-25

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

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			\$597.72
EFT Payment - thank you	Jul 18		-\$597.72
Balance forward			\$0.00
Regular monthly charges	Page 3		\$561.20
Taxes, fees and other charges	Page 3		\$36.62
New charges			\$597.82
Amount due			\$597.82

← Your bill explained

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

320 572 410

! Thanks for paying by Automatic Payment

Your automatic payment on Aug 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 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

1401 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 **Aug 17, 2025**

Please pay \$597.82

Electronic payment will be applied Aug 17, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

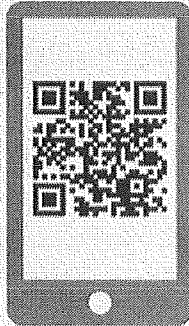
849574120171106000597823

Download the Comcast Business App

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

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

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

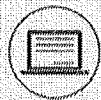


Faster speeds. More solutions. Bigger savings.

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

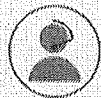
Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges

\$561.20

Comcast Business	\$545.20
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	\$289.90
Business Internet 150	\$259.95
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

\$36.62

Other charges	\$4.76
Federal Universal Service Fund	\$2.18
Regulatory Cost Recovery	\$2.58

Taxes & government fees	\$31.86
State Communications Services Tax	\$17.39
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 for more details

Additional information

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

Account Number
8495 74 120 1711060

Billing Date
Jul 26, 2025

Services From
Aug 04, 2025 to Sep 03, 2025

Page
4 of 4

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.

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

WYNNFIELD LAKES

UTILITY SCHEDULE
FY 2025

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

Vendor #12

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	2523678745	12319 Wynnfield Lakes Dr	89344672	\$827.09	\$874.89	\$755.20	\$977.91	\$834.94	\$934.51	\$960.51	\$949.44	\$1,011.04	\$991.02			\$9,116.55
Electric	2523678745	397 Wynnfield Lakes Dr-Apt SG	89005442	\$83.09	\$78.95	\$90.90	\$105.41	\$85.05	\$96.03	\$101.81	\$103.34	\$116.87	\$111.42			\$972.87
Electric Total		001-320-57200-43100		\$910.18	\$953.84	\$846.10	\$1,083.32	\$919.99	\$1,030.54	\$1,062.32	\$1,052.78	\$1,127.91	\$1,102.44	\$0.00	\$0.00	\$10,089.42

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	2523678745	12319 Wynnfield Lakes Dr	74759726	\$288.10	\$841.13	\$845.59	\$671.65	\$854.51	\$836.67	\$1,054.36	\$1,006.05	\$1,291.06	\$1,551.92			\$9,241.04
Irrigation Total		001-320-53800-43001		\$288.10	\$841.13	\$845.59	\$671.65	\$854.51	\$836.67	\$1,054.36	\$1,006.05	\$1,291.06	\$1,551.92	\$0.00	\$0.00	\$9,241.04

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	2523678745	12319 Wynnfield Lakes Dr	76259417	\$324.32	\$291.41	\$251.92	\$186.10	\$172.94	\$232.17	\$395.33	\$345.07	\$309.89	\$329.99			\$2,839.14
Water	2523678745	12319 Wynnfield Lakes Dr	76259417	\$110.99	\$101.41	\$89.92	\$70.76	\$66.93	\$84.17	\$219.59	\$188.07	\$166.01	\$178.61			\$1,276.46
Water/Sewer Total		001-320-57200-43001		\$435.31	\$392.82	\$341.84	\$256.86	\$239.87	\$316.34	\$614.92	\$533.14	\$475.90	\$508.60	\$0.00	\$0.00	\$4,115.60

GRAND TOTAL				\$1,633.59	\$2,187.79	\$2,033.53	\$2,011.83	\$2,014.37	\$2,183.55	\$2,731.60	\$2,591.97	\$2,894.87	\$3,162.96	\$0.00	\$0.00	\$23,446.06
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Irrigation	001-320-53800-43001	\$288.10	\$841.13	\$845.59	\$671.65	\$854.51	\$836.67	\$1,054.36	\$1,006.05	\$1,291.06	\$1,551.92	\$0.00	\$0.00	\$9,241.04
Electric	001-320-57200-43100	\$910.18	\$953.84	\$846.10	\$1,083.32	\$919.99	\$1,030.54	\$1,062.32	\$1,052.78	\$1,127.91	\$1,102.44	\$0.00	\$0.00	\$10,089.42
Water/Sewer	001-320-57200-43001	\$435.31	\$392.82	\$341.84	\$256.86	\$239.87	\$316.34	\$614.92	\$533.14	\$475.90	\$508.60	\$0.00	\$0.00	\$4,115.60
Total		\$1,633.59	\$2,187.79	\$2,033.53	\$2,011.83	\$2,014.37	\$2,183.55	\$2,731.60	\$2,591.97	\$2,894.87	\$3,162.96	\$0.00	\$0.00	\$23,446.06



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



WYNNFIELD LAKES CDD

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

Account #: 2523678745

Bill Date: 07/23/25

Cycle: 18

Amount Due
\$3,162.96

Do not pay. AutoPay will process
your payment on 08/14/25.

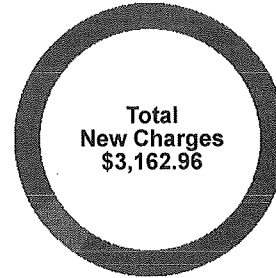
TOTAL SUMMARY OF CHARGES

Electric	\$	1,102.44
Water		178.61
Sewer		329.99
Irrigation		1,551.92
Total New Charges	\$	3,162.96

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

Previous Balance	\$	2,894.87
Payment(s) Received		-2,894.87
Balance Before New Charges		0.00
New Charges		3,162.96

**Do not pay. AutoPay will process your
payment on 08/14/25.** \$ 3,162.96



Electric	\$1,102.44
Water	\$178.61
Sewer	\$329.99
Irrigation	\$1,551.92

MESSAGES



Visit jea.com to make sure your contact info is current so we can reach you with important service updates and during severe weather.



JEA's 2024 Water Quality report is available at jea.com/WQR2024. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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: 07/23/25

Do not pay. AutoPay will process your payment on 08/14/25.	TOTAL AMOUNT PAID
\$3,162.96	

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

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill

Stay Storm-Ready

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



Scan to explore our Storm Center.

Solutions to Help You Save

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

Scan to find more ways to save.



STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 2523678745

Tel: [REDACTED]

Address: [REDACTED]

[REDACTED]

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

E-mail: [REDACTED]



WYNNFIELD LAKES CDD

Account #: 2523678745

Bill Date: 07/23/25

Cycle: 18

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 06/23/25 - 07/22/25

Reading Date: 07/22/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22508695	29	21536	Regular	1	8477 KWH
22508695	29	27.47	Regular	1	27.47 KW

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		565.42
Tax Exempt Fuel Cost (\$0.03614 per kWh)		306.36
Taxable Fuel Cost (\$0.00511 per kWh)		43.32
City of Jacksonville Franchise Fee		28.14
Gross Receipts Tax		24.78

Total Current Electric Charges \$ **991.02**
WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 06/22/25 - 07/21/25

Reading Date: 07/21/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	29	2686	Regular	1	48000 GAL

Basic Monthly Charge	\$	26.53
Water Consumption Charge		146.88
City of Jacksonville Franchise Fee		5.20

Total Current Water Charges \$ **178.61**
SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 06/22/25 - 07/21/25

Reading Date: 07/21/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	29	2686	Regular	1	48000 GAL

Basic Monthly Charge	\$	86.14
Sewer Usage Charge		234.24
City of Jacksonville Franchise Fee		9.61

Total Current Sewer Charges \$ **329.99**
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 06/22/25 - 07/21/25

Reading Date: 07/21/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99436210	29	1801	Regular	2	307000 GAL

Basic Monthly Charge	\$	75.29
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		1,407.00
City of Jacksonville Franchise Fee		45.20

Total Current Irrigation Charges \$ **1,551.92**
ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

Service Period: 06/23/25 - 07/22/25

Reading Date: 07/22/25

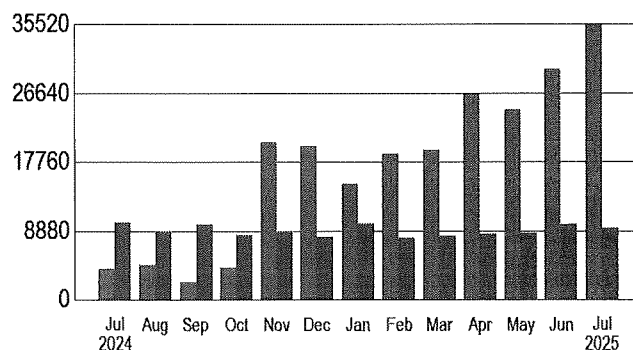
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24081122	29	55761	Regular	1	764 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		50.96
Tax Exempt Fuel Cost (\$0.03614 per kWh)		27.61
Taxable Fuel Cost (\$0.00511 per kWh)		3.90
City of Jacksonville Franchise Fee		3.16
Gross Receipts Tax		2.79

Total Current Electric Charges \$ **111.42**
CONSUMPTION HISTORY

Water Tens Gal
 Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	9,993	9,665	9,241	319
Total Gallons Used	40,000	297,000	355,000	12,241



INVOICE

Page 1 of 2

Customer ID:**28-16690-73007**

Customer Name:

WYNNFIELD LAKES CDD

Service Period:

08/01/25-08/31/25

Invoice Date:

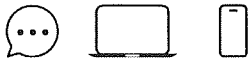
07/25/2025

Invoice Number:

9749547-2224-1

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (904) 260-1592****Your Payment is Due****Aug 24, 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**\$292.13**

If payment is received after
08/24/2025: **\$ 299.43**

Previous Balance

291.38

+

Payments

(291.38)

+

Adjustments

0.00

+

**Current Invoice
Charges**

292.13

=

**Total Account
Balance Due****292.13****IMPORTANT MESSAGES**

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



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)
07/25/2025	9749547-2224-1	28-16690-73007
Payment Terms	Total Due	Amount
Total Due by 08/24/2025	\$292.13	
If Received after 08/24/2025	\$299.43	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$292.13.

2224000281669073007097495470000002921300000029213 0

I0290C68

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	08/01/25		1.00	12.96
6 Yard Dumpster 1X Week	08/01/25		1.00	202.55
Energy Surcharge				34.18
DUVAL CM 17% FRANCHISE FEE				42.44
Total Current Charges				292.13

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
 866-964-2729

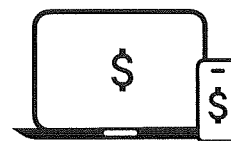
HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due																															
Visit wm.com/MyWM		10/25/2022		\$123.45																															
Check only with the service team to make a payment to the bill number. A bill number is assigned to each bill. Please do not pay bills to the wrong bill number.		If you have a current balance, you must pay the current balance first. If you have a current balance, you must pay the current balance first. If you have a current balance, you must pay the current balance first.		If payment is received after 10/25/2022, \$128.45																															
<table border="1"> <tr> <th>Previous Balance</th> <th>Payments</th> <th>Adjustments</th> <th>Current Invoice Charges</th> <th>Total Account Balance Due</th> </tr> <tr> <td>\$123.45</td> <td>(\$123.45)</td> <td>0.00</td> <td>\$123.45</td> <td>\$123.45</td> </tr> </table>						Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	\$123.45	(\$123.45)	0.00	\$123.45	\$123.45																				
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due																															
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45																															
DETAILS OF SERVICE Available for Service Location: Wynnfield, John, Steve and Country Way, Saint Paul MI 55105-2627 Customer ID: 28-16690-73007																																			
<table border="1"> <tr> <th>Description</th> <th>Unit</th> <th>Rate</th> <th>Ext. Chg</th> <th>Ext. Chg</th> <th>Amount</th> </tr> <tr> <td>66 Gallon Dumpster</td> <td>1</td> <td>202.55</td> <td></td> <td></td> <td>202.55</td> </tr> <tr> <td>MN STATE SOLID WASTE TAX 9.75%</td> <td></td> <td></td> <td></td> <td></td> <td>19.71</td> </tr> <tr> <td>COUNTY ENVIRONMENTAL CHARGE</td> <td></td> <td></td> <td></td> <td></td> <td>2.12</td> </tr> <tr> <td>Total Current Charges</td> <td></td> <td></td> <td></td> <td></td> <td>224.38</td> </tr> </table>						Description	Unit	Rate	Ext. Chg	Ext. Chg	Amount	66 Gallon Dumpster	1	202.55			202.55	MN STATE SOLID WASTE TAX 9.75%					19.71	COUNTY ENVIRONMENTAL CHARGE					2.12	Total Current Charges					224.38
Description	Unit	Rate	Ext. Chg	Ext. Chg	Amount																														
66 Gallon Dumpster	1	202.55			202.55																														
MN STATE SOLID WASTE TAX 9.75%					19.71																														
COUNTY ENVIRONMENTAL CHARGE					2.12																														
Total Current Charges					224.38																														

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

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

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

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

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

Advanced Direct Marketing Services

3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
8/12/2025	144793

BILL TO

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

	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Wynnfield Lakes CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	576	0.13021	75.00
Form layout and preparation	1	37.50	37.50
Laser two sheets front & back	1,152	0.35	403.20
Fold customer materials	1,152	0.06443	74.22
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	1,152	0.09021	103.92
#10 Window Envelopes printed one color black ink	586	0.25713	150.68
Postage	576	0.78	449.28
Subtotal		\$1,293.80	
Sales Tax (7.5%)		\$0.00	
Total		\$1,293.80	

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 9:33 am, Aug 06, 2025

INVOICE 329503
INVOICE DATE 08/01/2025

INVOICE	TERMS
08/01/2025	NET 30
DESCRIPTION	PRICE
AUGUST BILLING Grounds Maintenance Contract	\$5,721.00
INVOICE GRAND TOTAL	\$5,721.00

PROPERTY
10949

AMOUNT
\$5,721.00

INVOICE
329503

INVOICE DATE
08/01/2025

BLAND
LANDSCAPING
CO.

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



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 9:32 am, Aug 06, 2025

INVOICE 329617
INVOICE DATE 07/31/2025

INVOICE	TERMS
07/31/2025	NET 30
DESCRIPTION	PRICE
07/30/2025: WORK ORDER: 143104 07-12-25 Irrigation Inspection Repairs	\$472.26
INVOICE GRAND TOTAL	\$472.26

PROPERTY
10949

AMOUNT
\$472.26

INVOICE
329617

INVOICE DATE
07/31/2025

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 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 14, 2025

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # 25-04765D	PO/File #	\$3,166.00
Notice Public Hearing, etc., and Notice of Regular Meeting		Payment Due
		\$3,166.00
Wynnfield Lakes Community Development District		Publication Fee
		<u>\$ 3,166.00</u>
Case Number		Amount Paid
Publication Dates 8/14,21		
County 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 # 25-04765D on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and 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 NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, TO CONSIDER ADOPTION OF ASSESSMENT ROLL, PURSUANT TO SECTION 197.8032(4)(b), FLORIDA STATUTES, AND NOTICE OF REGULAR MEETING

The Board of Supervisors ("Board") of the Wynfield Lakes Community Development District ("District") will hold a regular meeting and a public hearing on September 15, 2025, at 8:00 p.m. at the University of North Florida, University Center, 12000 Alameda Drive, Room 1000, Jacksonville, Florida, to consider the adoption of an assessment roll and the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. In connection with its proposed issuance of special assessment bond(s) to finance certain infrastructure improvements as described in the 2025 Engineer's Report, dated July 16, 2025 ("Engineer's Report") and the project described therein, the "2025 Project") and to refinance its outstanding Wynfield Lakes Community Development District Special Assessment Refunding Bonds, Series 2014 ("Series 2014 Bonds").

The streets and areas to be improved are geographically depicted below and more particularly described in the Engineer's Report. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (304) 940-5860 (District Manager's Office).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements comprising the 2025 Project will benefit all lands within the District and are currently expected to include, but are not limited to, mobilization, storm structure repair, pond slope repair, regional drainage ditch erosion repair, amenity center improvements, landscaping, professional fees, and other improvements, all as more specifically described in the Engineer's Report, which is on file and available during normal business hours at the District Manager's Office. According to the Engineer's Report, the estimated cost of the 2025 Project is \$2,223,840. The District also anticipates refinancing the outstanding portion of its Series 2014 Bonds in the estimated amount of \$4,360,000.

The District intends to impose assessments on the lands within the District in the manner set forth in the District's Special Assessment Methodology Report for the Special Assessment Refunding and Revenue Bonds, Series 2025, dated July 23, 2025, prepared by Government Management Services, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the 2025 Project and the refinancing of the Series 2014 Bonds. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. Assessments will be allocated on an equivalent residential unit ("ERU") basis. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel will be based on repayment over no more than thirty (30) years. The District expects to collect sufficient revenues to retire no more than \$6,616,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

TABLE 4
ALLOCATION OF SERIES 2025 ANNUAL ASSESSMENTS PER UNIT
(November 2026 through November 2036)

Land Use	Units	Current Series 2014 Annual Debt Service per Unit		Projected Series 2025 Refunding Bonds Annual Debt Service per Unit (Net)	
		Units	(Net)	Units	(Net)
Single Family	388.71	1,404.59	1,388.00		
Land Use	Units	ERU Factor	Projected Series 2025 Revenue Bonds Annual Debt Service per Unit		Total
			Units	(Net)	
Single Family	372	1	372.00	217.14	
Multi-family	204	0.57	136.68	307.48	
Totals	576		908.68		

Land Use	Units	Total Series 2025 Par Amount per Unit		Projected Total Series 2025 Annual Debt Service per Unit (Net)	
		Units	(Net)	Units	(Net)
Single Family	372	10,650.28	1,685.09		
Multi-family	204	9,236.29	307.48		

TABLE 6
ALLOCATION OF SERIES 2025 ANNUAL ASSESSMENTS PER UNIT
(November 2037 through November 2041)

Land Use	Units	Current Series 2014 Annual Debt Service per Unit		Projected Series 2025 Refunding Bonds Annual Debt Service per Unit (Net)	
		Units	(Net)	Units	(Net)
Single Family	388.71	0.00	0.00		
Land Use	Units	ERU Factor	Projected Series 2025 Revenue Bonds Annual Debt Service per Unit		Total
			Units	(Net)	
Single Family	372	1	372.00	1,004.27	
Multi-family	204	0.57	136.68	306.98	
Totals	576		508.68		

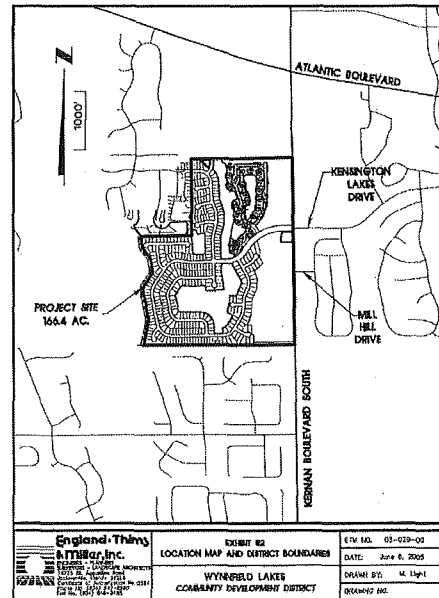
Land Use	Units	Total Series 2025 Par Amount per Unit		Projected Total Series 2025 Annual Debt Service per Unit (Net)	
		Units	(Net)	Units	(Net)
Single Family	372	4,826.27	1,004.27		
Multi-family	204	1,323.53	306.98		
Totals	576				

*Includes collection fees and early payment discounts when collected on the Duval County tax bill. The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Duval County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The Board meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office by phone at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS, DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS, DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Wynfield Lakes Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within Duval County, Florida ("County"); and

WHEREAS, the District was established by Ordinance 2005-580 ("Ordinance") enacted by the City Council of the City of Jacksonville, Florida ("City") on July 26, 2005; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: roadways, stormwater facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District has evidenced its intent to defray the cost of such improvements through the levy and collection of special assessments against property within the District benefited by such improvements; and

WHEREAS, the District Board of Supervisors ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Wynfield Lakes Community Development District 2025 Engineer's Report, dated July 16, 2025 ("2025 Engineer's Report"), and the improvements described therein, the "2025 Improvements"; and

WHEREAS, the 2025 Engineer's Report details the scope and cost of public improvements necessary to serve the District; and

WHEREAS, the District previously issued its Wynfield Lakes Community Development District Special Assessment Refunding Bonds, Series 2014 ("Series 2014 Refunding Bonds"), which were secured by assessments ("2014 Assessments"), and now wishes to refund and reissue its Series 2014 Refunding Bonds and amend the 2014 Assessments to take advantage of interest rate savings; and

WHEREAS, the project funded by the Series 2014 Refunding Bonds ("Original Project") is described in the Engineer's Report, dated July 29, 2005 ("2005 Engineer's Report"), which is on file at the District Records Office and available for inspection; and

WHEREAS, it is in the best interest of the District to finance the refunding of its Series 2014 Refunding Bonds and to pay all or a portion of the cost of the 2025 Improvements by the levy of assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (together, "2025 Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy, and collect the 2025 Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Special Assessment Methodology Report for the Special Assessment Refunding and Revenue Bonds, Series 2025, dated July 23, 2025, attached hereto as Exhibit B ("2025 Assessment Report"), and which is on file at the office of the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District Records Office"); and

WHEREAS, the lands within the District benefit from the 2025 Improvements described in the 2025 Engineer's Report, and continue to benefit from the Original Project as described in the 2005 Engineer's Report, and this Resolution will not amend any prior assessments levied on the lands within the District except as to the 2014 Assessments as specifically set forth herein; and

WHEREAS, as set forth in the 2025 Assessment Report, the District hereby finds and determines as follows:

(i) benefits from the 2025 Improvements will accrue to all lands within the District, and benefits from the Original Project continue to accrue to all lands within the District; and

(ii) the amount of those benefits will exceed the amount of the 2025 Assessments; and

(iii) the 2025 Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARING ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the 2025 Improvements and to refund the Series 2014 Refunding Bonds and to defray all or a portion of the cost thereof by levying the 2025 Assessments as set forth in the 2025 Assessment Report attached as Exhibit B.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for the 2025 Improvements are described in Exhibit A and as set forth in the 2025 Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location. The nature and general location of, and plans and specifications for the Original Project are described in the 2005 Engineer's Report, which is on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the 2025 Improvements is \$2,223,840 ("Estimated Cost").

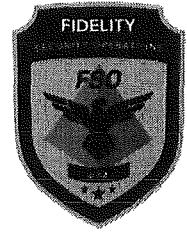
B. The total outstanding amount of the Series 2014 Refunding Bonds to be further refunded is \$4,360,000 ("Refunding Amount").

C. The 2025 Assessments on the District lands will defray approximately \$7,197,314, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, the

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.: 25-352
Terms: Net 30
Invoice date: 07/28/2025
Due date: 08/27/2025

APPROVED

By lihernandez at 4:59 pm, Aug 04, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/19/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	07/26/2025	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 #:** 575**Invoice Date:** 8/1/25**Due Date:** 8/1/25**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 - August 2025	340	4,484.17	4,484.17
Information Technology - August 2025	3.51	133.33	133.33
Website Maintenance - August 2025	4.55	66.67	66.67
Dissemination Agent Services - August 2025	316	99.17	99.17
Copies	425	85.20	85.20
Telephone	4.10	14.16	14.16

Total	\$4,882.70
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Payments/Credits	\$0.00
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Balance Due	\$4,882.70
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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 # 12983
Date: 08/15/2025
Due On: 09/14/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,785.50	) - (\$0.00	) = \$2,785.50

WYNNLK-01

Wynnfield Lakes CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on updated Rules of Procedure and notices of rulemaking and rule development.	0.10	\$330.00	\$33.00
Service	MGH	07/11/2025	Analyze agenda items for upcoming Board meeting and legal input and follow-up items needed.	0.20	\$285.00	\$57.00
Service	MGH	07/16/2025	Prepare budget appropriation and assessment resolutions.	0.40	\$285.00	\$114.00
Service	LG	07/17/2025	Send documents for agenda package.	0.20	\$330.00	\$66.00
Service	JK	07/21/2025	Review agenda materials in preparation for Board meeting	0.30	\$330.00	\$99.00
Service	MGH	07/22/2025	Continued review of agenda materials and analyze legal issues related thereto.	1.40	\$285.00	\$399.00
Service	LG	07/22/2025	Finalize resolution for agenda package.	0.20	\$330.00	\$66.00
Service	MGH	07/23/2025	Further prepare for Board meeting;	1.90	\$285.00	\$541.50

			confer with District staff regarding HOA fishing policies, playground age limitations, and other agenda items.			
Service	LG	07/23/2025	Advise regarding status of fishing policies research, playground age limit change, erosion repair project bid evaluation, and financing procedures.	0.70	\$330.00	\$231.00
Service	JK	07/23/2025	Analyze RFP responses and rules and confer with staff on same; review covenants/fishing policy for legal options; review license agreement status; confer re: amenity rules/policy options and legal review of same	0.90	\$330.00	\$297.00
Service	MGH	07/24/2025	Confer regarding Board meeting follow-up items and timeline for documentation needed for special delegation meeting in August.	0.80	\$285.00	\$228.00
Service	LG	07/29/2025	Analyze insurance requirements for vendor license agreements.	0.50	\$330.00	\$165.00
Service	MGH	07/29/2025	Confer with District staff regarding insurance requirements for tennis lessons program and confirm the same in other license agreements; analyze COI provided by Upschool and advise regarding same; prepare Additional Services Order with Bland for additional canopy lift; prepare preliminary license agreement for tennis lessons.	1.10	\$285.00	\$313.50
Service	MGH	07/30/2025	Finalize and distribute sidewalk canopy lift Additional Services Order; further review and advise regarding insurance requirements for tennis lessons license agreement; review and analyze District policies regarding same.	0.50	\$285.00	\$142.50
Service	LG	07/30/2025	Review ASO for tree trimming.	0.10	\$330.00	\$33.00
Non-billable entries						
Service	MGH	07/21/2025	Review agenda materials and analyze legal issues related thereto.	0.40	\$285.00	\$114.00

Total \$2,785.50

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 # 12984
Date: 08/15/2025
Due On: 09/14/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,960.27	) - (\$0.00	) = \$1,960.27

WYNNLK-101

Wynnfield Lakes CDD - Monthly Meeting

Type	Attorney	Date	Notes	Quantity	Rate	Total
Expense	KB	07/23/2025	Travel: Mileage - JK.	190.50	\$0.70	\$133.35
Expense	KB	07/23/2025	Travel: Meals - JK.	1.00	\$26.92	\$26.92
Service	LG	07/23/2025	Monthly flat fee: Monthly meeting for July.	1.00	\$1,800.00	\$1,800.00
Non-billable entries						
Service	JK	07/23/2025	Attend Board meeting	6.00	\$330.00	\$1,980.00
Service	MGH	07/23/2025	Prepare for and attend Board meeting.	4.30	\$285.00	\$1,225.50
Expense	KB	07/23/2025	Travel: Mileage - MGH.	16.00	\$0.70	\$11.20
Total						\$1,960.27

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 # 12985
Date: 08/15/2025
Due On: 09/14/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$948.00	+ \$1,345.50	) - (\$0.00	) = \$2,293.50

WYNNLK-103

Wynnfield Lakes CDD - Erosion Repair Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	07/02/2025	Prepare form of RFP addendum; confer with Sowards regarding bid opening procedures.	0.70	\$330.00	\$231.00
Service	MGH	07/07/2025	Review District Engineer update regarding bids responsive to RFP for erosion repair services.	0.10	\$285.00	\$28.50
Service	LG	07/08/2025	Review bids received; confer with Laughlin and Sowards regarding same; prepare addendum addressing same; inform Board regarding same.	1.60	\$330.00	\$528.00
Service	LG	07/17/2025	Review updated bid package from Core Con; send email to Supervisors regarding same.	0.70	\$330.00	\$231.00
Service	MGH	07/22/2025	Analyze responsive bid to erosion repair project RFP in preparation for Board meeting.	0.40	\$285.00	\$114.00
Service	LG	07/24/2025	Review selection process for contractor; coordinate preparation of construction contract.	0.30	\$330.00	\$99.00

Service	MGH	07/28/2025	Confer with District Manager regarding payment of engineering invoices for erosion repair work; correspond with District Engineer regarding submission of work authorization for overseeing the project.	0.20	\$285.00	\$57.00
Service	MGH	07/29/2025	Review Board actions taken and timeline for repair project and financing; confirm follow-up items needed to remain on schedule.	0.20	\$285.00	\$57.00
Non-billable entries						
Service	MGH	07/02/2025	Analyze procedures for formal bid opening for erosion repair project.	0.20	\$285.00	\$57.00
Service	MGH	07/08/2025	Preliminary review of responsive bids to erosion repair RFP.	0.40	\$285.00	\$114.00
					Total	\$1,345.50

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

Please pay within 30 days.



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI195101
Invoice Date: 8/2/2025

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 8/2/2025
Due Date 9/1/2025
Terms Net 30

Customer ID 12907
P.O. Number
P.O. Date 8/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	772.00	772.00
August Billing					
8/1/2025 - 8/31/2025					
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 4:59 pm, Aug 04, 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 # 427692
Date 08/01/2025

Terms Net 30
Due Date 08/31/2025
Memo Monthly Fees

Bill To

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

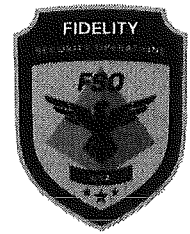
Description	Quantity	Rate	Amount
Field Op Management	1	2,391.67	2,391.67
Amenity Management	1	6,743.75	6,743.75
Facility Attendants	1	1,020.83	1,020.83
General Facility Maintenance	1	1,561.67	1,561.67
Pool Maintenance	1	1,251.83	1,251.83
Janitorial	1	789.17	789.17

Total 13,758.92

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.: 25-379
Terms: Net 30
Invoice date: 08/11/2025
Due date: 09/10/2025

APPROVED

By lihernandez at 3:12 pm, Aug 25, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/02/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	08/09/2025	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 13848
Reading, PA 19612-3848

Seq#: 000001

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

Invoice number:

Due date:

Total due:

Bill To number:

Invoice date:

Thank you for trusting FLORIDA PEST CONTROL to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 904-396-5805

INVOICE DETAILS

45.00

Wynnfield Lakes Cdd
12319 WYNNFIELD LAKES DR
JACKSONVILLE , FL ON 8/14/2025

By lihernandez at 3:13 pm, Aug 25, 2025

TOTAL DUE: \$45.00

Amount due: \$45.00

Payment due: 9/13/2025

To pay by phone call 904-396-5805.

Customer name:
Wynnfield Lakes Cdd
Bill To number:
2750388
Invoice number:
81813688



www.flapest.com

Mail this form with payment to:



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

0027503880000000000081813688000004500202509130009

LATE PAYMENT FEE INFORMATION

In the event that full payment is past due, a late payment fee will be added to the unpaid late balance. The late payment fee is equal to 1.5% per month (18% annual rate) of the unpaid late balance, or such lesser amount as may be the maximum amount permitted by law. This late payment fee will appear on the monthly statement. A minimum late charge of \$1.00 may be imposed.



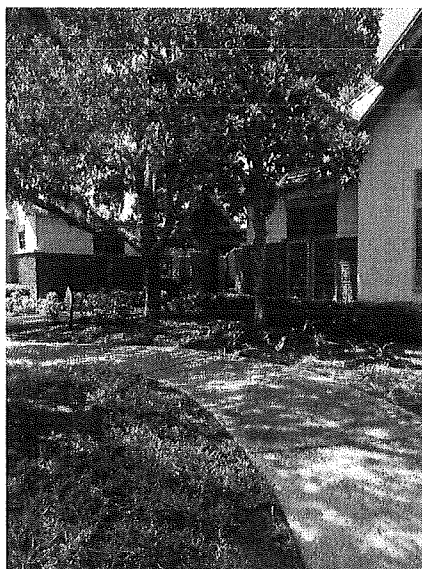
830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
Blvd, PO BOX 740608,
Jacksonville, FL, 32210-7830
904-396-5805
999-999-9999

Summary of Service

Client: 2750388
Wynnfield Lakes Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649
(954) -72-1-8681

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

Time In: 08-14-2025 12:36:41 **Issue :** Photo Captured
Time Out: 08-14-2025 12:58:28



08-14-2025 12:58:27

With thanks, Russell Phoenix

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

License/Certifications:

Service Technician: Russell Phoenix

Supervisor Name: Rhiannon Harloff

Technician Licences

Supervisor Licences

Order # / Invoice	Status	Service Date	Service Description	Visit Type
81813688	Completed	08-14-2025	GENERAL PEST CONTROL -	SERVICE MAINTENANCE
			MAINTENANCE	

Recommendations

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

Device Summary

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

Material Application Summary

Material Applied	EPA#	Dilution (%)	Concentrate Applied	Quantity	UOM	Application Method
Suspend Polyzone 0.03% (ENVU)	101563-143	0.03	1.3592879999999998	232	OZ	Area

Targeted Pests: Occasional Invader, Occasional invader, Cockroach, Cockroach - General
Area/Device of Application: EXTERIOR
Equipment Used: Power Sprayer
Active Ingredient(s): Deltamethrin
Comments: Treated perimeter with liquid insecticide for general pest prevention.

Totals

Material Applied	EPA#	Quantity	UOM
Suspend Polyzone 0.03% (ENVU)	101563-143	232	OZ

General Comments:

Performed visual inspection, treated exterior for general pest prevention. Thank you for your business.

PRODUCT LABELS & SAFETY DATA SHEETS

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



830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
Blvd, PO BOX 740608,
Jacksonville, FL, 32210-7830
904-396-5805
999-999-9999

Detailed Report

Client: 2750388
Wynnfield Lakes Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649
(954) -72-1-8681

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

Site: All Areas, All Floors, All Zones

EXTERIOR

No Activity @ 08-14-2025 12:57:26

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 Service
Vesta Property Services
c/o Wynnfield Lakes Drive
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Invoice details

Invoice no.: 180-0825
Invoice date: 08/25/2025
Due date: 09/24/2025

APPROVED
By lihernandez at 3:12 pm, Aug 25, 2025

Product or service	Description	Qty	Rate	Amount
1	Goose Control Service	5	\$300.00	\$1,500.00
Total				\$1,500.00



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 # 12761
Date: 07/13/2025
Due On: 08/12/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$948.00	) - (\$0.00	) = \$948.00

WYNNLK-03

Wynnfield Lakes CDD - 03 Erosion Repair Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/03/2025	Update RFP ad and coordinate publication.	0.30	\$330.00	\$99.00
Service	LG	06/05/2025	Update project manual with new dates; incorporate details of plans, specifications, and bid alternates.	1.10	\$330.00	\$363.00
Service	MGH	06/05/2025	Analyze correspondence among MBS and District staff regarding timeline and costs for upcoming financing.	0.20	\$285.00	\$57.00
Service	LG	06/06/2025	Finalize documents for RFP distribution.	0.40	\$330.00	\$132.00
Service	LG	06/08/2025	Review and provide comments to Engineer's Report for 2025 projects.	0.60	\$330.00	\$198.00
Service	LG	06/24/2025	Review updated engineer's reports.	0.30	\$330.00	\$99.00
Total						\$948.00

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

Project Manager Kyle Sowards

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

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

July 11, 2025
Invoice # 193518

Project 0000021827.0000 Wynnfield Lakes CDD

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

- Coordination with CDD Team and Structural Subconsultant
- Erosion Control RFP
- Meetings with Contractors

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

Professional Services through June 30, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Project Engineer, EI 2	3.25	170.00	552.50	
Project Manager 1	12.50	230.00	2,875.00	
Project Administrator	.25	120.00	30.00	
Total Labor				3,457.50

Phase 0005 Structural Engineering - Retaining Wall

Fee

Total Fee	4,025.00			
Percent Complete	100.00	Total Earned	4,025.00	
		Previous Fee Billing	483.00	
		Current Fee Billing	3,542.00	
		Total Fee		3,542.00

Phase 0999 Reimbursable Expenses

11 x 17 B/W	15.0 Copies @ 0.55	8.25	
8.5 x 11 B/W	30.0 Copies @ 0.27	8.10	
Total Reproductions		16.35	16.35

Finance Charge

1.50% of 4,453.12 (balance over 30 days) **66.81**

Total Due: **7,082.66**

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

LICENSE #26535, LB6590, LA6666877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

Project	0000021827.0000	Wynnfield Lakes CDD	Invoice	193518
---------	-----------------	---------------------	---------	--------

Outstanding Invoices

Number	Date	Balance
193389	6/10/2025	4,453.12
Total		4,453.12

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	3,542.00	11,483.00	15,025.00
Labor	3,457.50	32,065.00	35,522.50
Expense	0.00	369.02	369.02
Unit	16.35	130.48	146.83
Interest	66.81	33.69	100.50
Totals	7,082.66	44,081.19	51,163.85

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

LICENSE #26535, LB6590, LA6666877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.



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

Invoice

Date
Invoice#

9/1/2025
131295631413

Terms	Net 20
Due Date	9/21/2025
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

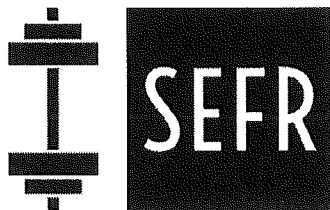
Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	\$1,373.94

APPROVED
By lihernandez at 3:13 pm, Aug 25, 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](#)





SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com

Invoice

DATE	08/21/2025
INVOICE#	1918
TERMS	NET 30
DUE DATE	09/20/2025

BILL TO
Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville FL 32246-4241 (904) 565-9385

SERVICE LOCATION
Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville FL 32246-4241 (904) 565-9385

JOB#	DATE	PO/REF#	DESCRIPTION	
106480	08/21/2025			
Completion Notes: Serviced all equipment everything functioning properly				
Job Charges		Qty	Rate	Total
Q-PM: Treadmill		3.00	\$32.00	\$96.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT		2.00	\$32.00	\$64.00
Q-PM: Recumbent, Upright Bicycle		1.00	\$21.00	\$21.00
Q-PM: Multi-Station		2.00	\$17.00	\$34.00
Q-PM: Single-Station		5.00	\$12.00	\$60.00
Travel <60 miles		1.00	\$0.00	\$0.00
Job Subtotal				\$275.00
PM Discount 2025			\$25.00	-\$25.00
Job Total				\$250.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE
Signed first WO
08/21/2025 11:59 am

Signed By:

Signed By:

CUSTOMER MESSAGE

Invoice Total:	\$250.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$250.00



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: UC21192

Invoice Date: 8/22/2025
Due Date: 9/21/2025
Event Name: Wynnfield Lakes
Reservation No.: 210503
Phone: 904-940-5850 x 400
Fax: 904-940-5899
Email Address: chogge@gmsnf.com
Event Coordinator: Chelsie Coulter

Bookings / Details

Quantity Price Amount

Wednesday, August 20, 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.

Adam W. Herbert University Center

Invoice Number: UC21192

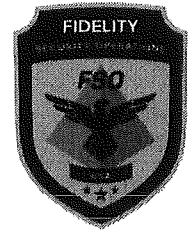
Bookings / Details

Quantity	Price	Amount
----------	-------	--------

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.: 25-379
Terms: Net 30
Invoice date: 08/11/2025
Due date: 09/10/2025

APPROVED

By lihernandez at 3:12 pm, Aug 25, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/02/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	08/09/2025	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 13848
Reading, PA 19612-3848

Seq#: 000001

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

Invoice number:

Due date:

Total due:

Bill To number:

Invoice date:

8/14/2025

0027503880000000000081.8136880000004500202509130009

LATE PAYMENT FEE INFORMATION

In the event that full payment is past due, a late payment fee will be added to the unpaid late balance. The late payment fee is equal to 1.5% per month (18% annual rate) of the unpaid late balance, or such lesser amount as may be the maximum amount permitted by law. This late payment fee will appear on the monthly statement. A minimum late charge of \$1.00 may be imposed.



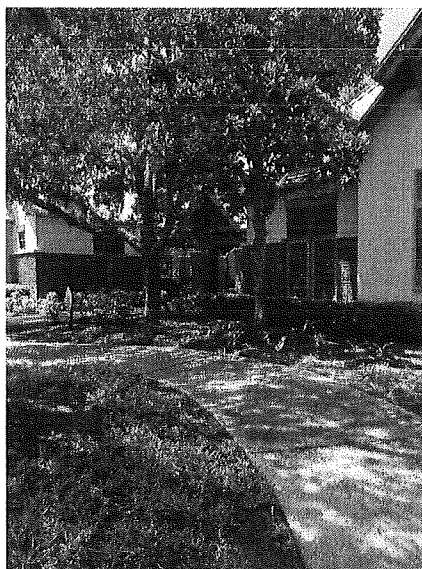
830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
Blvd, PO BOX 740608,
Jacksonville, FL, 32210-7830
904-396-5805
999-999-9999

Summary of Service

Client: 2750388
Wynnfield Lakes Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649
(954) -72-1-8681

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

Time In: 08-14-2025 12:36:41 **Issue :** Photo Captured
Time Out: 08-14-2025 12:58:28



08-14-2025 12:58:27

With thanks, Russell Phoenix

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

License/Certifications:

Service Technician: Russell Phoenix

Supervisor Name: Rhiannon Harloff

Technician Licences

Supervisor Licences

Order # / Invoice	Status	Service Date	Service Description	Visit Type
81813688	Completed	08-14-2025	GENERAL PEST CONTROL -	SERVICE MAINTENANCE
			MAINTENANCE	

Recommendations

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

Device Summary

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

Material Application Summary

Material Applied	EPA#	Dilution (%)	Concentrate Applied	Quantity	UOM	Application Method
Suspend Polyzone 0.03% (ENVU)	101563-143	0.03	1.3592879999999998	232	OZ	Area

Targeted Pests: Occasional Invader, Occasional invader, Cockroach, Cockroach - General
Area/Device of Application: EXTERIOR
Equipment Used: Power Sprayer
Active Ingredient(s): Deltamethrin
Comments: Treated perimeter with liquid insecticide for general pest prevention.

Totals

Material Applied	EPA#	Quantity	UOM
Suspend Polyzone 0.03% (ENVU)	101563-143	232	OZ

General Comments:

Performed visual inspection, treated exterior for general pest prevention. Thank you for your business.

PRODUCT LABELS & SAFETY DATA SHEETS

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



830 JACKSONVILLE SOUTH FL PEST, 5213 Wesconnett
Blvd, PO BOX 740608,
Jacksonville, FL, 32210-7830
904-396-5805
999-999-9999

Detailed Report

Client: 2750388
Wynnfield Lakes Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649
(954) -72-1-8681

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

Site: All Areas, All Floors, All Zones
EXTERIOR

No Activity @ 08-14-2025 12:57:26

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 Service
Vesta Property Services
c/o Wynnfield Lakes Drive
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Invoice details

Invoice no.: 180-0825
Invoice date: 08/25/2025
Due date: 09/24/2025

APPROVED

By lihernandez at 3:12 pm, Aug 25, 2025

Product or service	Description	Qty	Rate	Amount
1	Goose Control Service	5	\$300.00	\$1,500.00
Total				\$1,500.00



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 # 12761
Date: 07/13/2025
Due On: 08/12/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$948.00	) - (\$0.00	) = \$948.00

WYNNLK-03

Wynnfield Lakes CDD - 03 Erosion Repair Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/03/2025	Update RFP ad and coordinate publication.	0.30	\$330.00	\$99.00
Service	LG	06/05/2025	Update project manual with new dates; incorporate details of plans, specifications, and bid alternates.	1.10	\$330.00	\$363.00
Service	MGH	06/05/2025	Analyze correspondence among MBS and District staff regarding timeline and costs for upcoming financing.	0.20	\$285.00	\$57.00
Service	LG	06/06/2025	Finalize documents for RFP distribution.	0.40	\$330.00	\$132.00
Service	LG	06/08/2025	Review and provide comments to Engineer's Report for 2025 projects.	0.60	\$330.00	\$198.00
Service	LG	06/24/2025	Review updated engineer's reports.	0.30	\$330.00	\$99.00
Total						\$948.00

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

Project Manager Kyle Sowards

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

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

July 11, 2025
Invoice # 193518

Project 0000021827.0000 Wynnfield Lakes CDD

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

- Coordination with CDD Team and Structural Subconsultant
- Erosion Control RFP
- Meetings with Contractors

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

Professional Services through June 30, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Project Engineer, EI 2	3.25	170.00	552.50	
Project Manager 1	12.50	230.00	2,875.00	
Project Administrator	.25	120.00	30.00	
Total Labor				3,457.50

Phase 0005 Structural Engineering - Retaining Wall

Fee

Total Fee	4,025.00			
Percent Complete	100.00	Total Earned	4,025.00	
		Previous Fee Billing	483.00	
		Current Fee Billing	3,542.00	
		Total Fee		3,542.00

Phase 0999 Reimbursable Expenses

11 x 17 B/W	15.0 Copies @ 0.55	8.25	
8.5 x 11 B/W	30.0 Copies @ 0.27	8.10	
Total Reproductions		16.35	16.35

Finance Charge

1.50% of 4,453.12 (balance over 30 days) **66.81**

Total Due: **7,082.66**

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

LICENSE #26535, LB6590, LA6666877

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Project	0000021827.0000	Wynnfield Lakes CDD	Invoice	193518
---------	-----------------	---------------------	---------	--------

Outstanding Invoices

Number	Date	Balance
193389	6/10/2025	4,453.12
Total		4,453.12

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	3,542.00	11,483.00	15,025.00
Labor	3,457.50	32,065.00	35,522.50
Expense	0.00	369.02	369.02
Unit	16.35	130.48	146.83
Interest	66.81	33.69	100.50
Totals	7,082.66	44,081.19	51,163.85

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

LICENSE #26535, LB6590, LA6666877

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

Invoice

Date
Invoice#

9/1/2025
131295631413

Terms	Net 20
Due Date	9/21/2025
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 3:13 pm, Aug 25, 2025

Subtotal \$1,373.94

Tax \$0.00

Total \$1,373.94

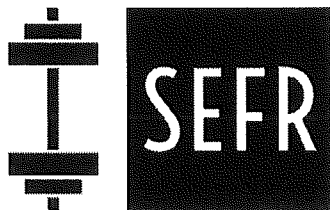
Amount Paid/Credit Applied \$0.00

Balance Due \$1,373.94

[Click Here to Pay Now](#)



131295631413



SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com

Invoice

DATE	08/21/2025
INVOICE#	1918
TERMS	NET 30
DUE DATE	09/20/2025

BILL TO
Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville FL 32246-4241 (904) 565-9385

SERVICE LOCATION
Wynnfield Lakes CDD 12319 Wynnfield Lakes Dr Jacksonville FL 32246-4241 (904) 565-9385

JOB#	DATE	PO/REF#	DESCRIPTION	
106480	08/21/2025			
Completion Notes: Serviced all equipment everything functioning properly				
Job Charges		Qty	Rate	Total
Q-PM: Treadmill		3.00	\$32.00	\$96.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT		2.00	\$32.00	\$64.00
Q-PM: Recumbent, Upright Bicycle		1.00	\$21.00	\$21.00
Q-PM: Multi-Station		2.00	\$17.00	\$34.00
Q-PM: Single-Station		5.00	\$12.00	\$60.00
Travel <60 miles		1.00	\$0.00	\$0.00
Job Subtotal				\$275.00
PM Discount 2025			\$25.00	-\$25.00
Job Total				\$250.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE
Signed first WO
08/21/2025 11:59 am

Signed By:

Signed By:

CUSTOMER MESSAGE

Invoice Total:	\$250.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$250.00



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: UC21192

Invoice Date: 8/22/2025
Due Date: 9/21/2025
Event Name: Wynnfield Lakes
Reservation No.: 210503
Phone: 904-940-5850 x 400
Fax: 904-940-5899
Email Address: chogge@gmsnf.com
Event Coordinator: Chelsie Coulter

Bookings / Details

Quantity Price Amount

Wednesday, August 20, 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.

Adam W. Herbert University Center

Invoice Number: UC21192

Bookings / Details

Quantity	Price	Amount
----------	-------	--------

WYNNFIELD LAKES CDD MONTHLY EXPENSE REPORT

BEGINNING	7/4/2025
ENDING	8/3/2025

[illegible]

Explanation:

Signature: **Lina Hernandez, Amenity Manager**



How doers
get more done.

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00008 96217 07/02/25 02:28 PM
SALE CASHIER SARAH

827854010340 FABLAV1690Z <A>	9.98N
FABULOSO 2X APC LAVENDER 1690Z	
037000928140 SSFRSWBA <A>	14.97N
SWIFFER SWEEPER BASE STARTER KIT	
030699411849 3KEYRINGSL <A>	2.77N
3 KEY RING CARABINER	
008236487701 KEY RINGS <A>	1.97N
1" SPLIT RINGS(2)	
736511500660 66KWIKSETKEY <A>	
BRASS 66 KEY KWIKSET	
5@4.97	24.85N
736511500684 68SCHLAGEKEY <A>	
BRASS 68 KEY SCHLAGE	
9@4.97	44.73N

	SUBTOTAL	99.27
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$99.27
XXXXXXXXXX9686	STORE CREDIT	39.46
CARD BALANCE	0.00	
	TA	
XXXXXXXXXXXX6505 MASTERCARD		
	USD\$	59.81
	TA	
AUTH CODE 002960/8082554		
Chip Read		
AID A0000000041010	Mastercard	

P.O.#/JOB NAME: WYNNFIELD LAKES

6365 07/02/25 02:28 PM



6365 08 96217 07/02/2025 2210

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/30/2025



Final Details for Order #114-7107273-7559428

Order Placed: July 8, 2025

Amazon.com order number: 114-7107273-7559428

Order Total: \$21.82

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 July 8, 2025	
Items Ordered	Price
1 of: Centoco Elongated Toilet Seat, Open Front No Cover, Commercial, Stainless Steel Hinges, Plastic, Made in the USA, 550STS CC-001, White Sold by: Amazon (seller profile) Business Price Condition: New	\$21.82
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$21.82 Shipping & Handling: \$0.00 ----- Total before tax: \$21.82 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$21.82 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$21.82 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$21.82 Estimated Tax: \$0.00 ----- Grand Total: \$21.82
Credit Card transactions	MasterCard ending in 1515: July 8, 2025: \$21.82

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



Final Details for Order #114-0230824-7305041

Order Placed: July 8, 2025

Amazon.com order number: 114-0230824-7305041

Order Total: \$55.96

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 July 8, 2025

Items Ordered	Price
2 Of: <i>Xtricity Compact Fluorescent Light Bulbs T2 Spiral, E26 Base, 23W (100W Equivalent), 5000k Daylight, 1520 Lumens, CFL, 1</i>	\$19.98
<i>20V - UL Listed, (4 Pack)</i>	
Sold by: NEW ZONE (seller profile)	
Business Price	
Condition: New	

Shipping Address:	Item(s) Subtotal:	\$39.96
Lina	Shipping & Handling:	\$0.00
13700 RICHMOND PARK DR N APT 1309		-----
JACKSONVILLE, FL 32224-4285	Total before tax:	\$39.96
United States	Sales Tax:	\$0.00

Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$39.96

Shipped on July 9, 2025

Items Ordered	Price
1 Of: <i>Ecosmart 8 Pack LED A19 Light bulb, 60w Equivalent (A19 Daylight)</i>	\$16.00
Sold by: Gumps Goods LLC (seller profile)	
Business Price	
Condition: New	

Shipping Address:	Item(s) Subtotal:	\$16.00
Lina	Shipping & Handling:	\$0.00
13700 RICHMOND PARK DR N APT 1309		-----
JACKSONVILLE, FL 32224-4285	Total before tax:	\$16.00
United States	Sales Tax:	\$0.00

Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$16.00

Payment information

Payment Method:

MasterCard | Last digits: 1515

Item(s) Subtotal: \$55.96

Shipping & Handling: \$0.00

Billing address

Wynnfield Lakes CDD

5385 N NOB HILL RD

SUNRISE, FL 33351-4761

United States

Total before tax: \$55.96

Estimated Tax: \$0.00

Grand Total: \$55.96**Credit Card transactions**

MasterCard ending in 1515: July 9, 2025: \$55.96

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

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Final Details for Order #114-5920840-9128238

Order Placed: July 11, 2025

Amazon.com order number: 114-5920840-9128238

Order Total: \$90.29

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 July 12, 2025

Items Ordered	Price
1 Of: <i>Scott Professional 100% Recycled Fiber High-Capacity Jumbo Roll Bulk Toilet Paper (67805), 2-Ply, White, Non-Perforated (12 Rolls at 1,000' Each, 12,000'/Case)</i>	\$40.35
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	

Shipping Address: lina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$40.35 Shipping & Handling: \$0.00 ----- Total before tax: \$40.35 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$40.35 -----

Shipped on July 13, 2025

Items Ordered	Price
1 Of: <i>Febreze Air Mist Air Freshener Spray, Odor-Fighting Room Spray, Air Fresheners for Home and Bathroom and Kitchen, Aerosol Can, Linen & Sky Scent, 8.8oz, 2 Count</i>	\$3.18
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
1 Of: <i>Amazon Basics Flextra Tall Kitchen Drawstring Trash Bags, 13 Gallon, 120 Count</i>	\$15.79
Sold by: Amazon (seller profile)	
Condition: New	

Shipping Address: lina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$18.97 Shipping & Handling: \$0.00 ----- Total before tax: \$18.97 Sales Tax: \$0.00
--	---

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$18.97

Shipped on July 13, 2025

Items Ordered

1 Of: *Fabuloso 128F CS SP LAVENDER 2X Pack of 4*
Sold by: Amazon ([seller profile](#))
Business Price
Condition: New

Price

\$30.97

Shipping Address:

Irina Hernandez
12319 WYNNFIELD LAKES DR
JACKSONVILLE, FL 32246-4241
United States

Item(s) Subtotal: \$30.97

Shipping & Handling: \$0.00

Total before tax: \$30.97

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$30.97

Payment information

Payment Method:

MasterCard | Last digits: 1515

Item(s) Subtotal: \$90.29

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$90.29

Estimated Tax: \$0.00

Grand Total: \$90.29

Credit Card transactions

MasterCard ending in 1515: July 13, 2025: \$90.29

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

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Final Details for Order #114-6887687-4266653

Order Placed: July 14, 2025

Amazon.com order number: 114-6887687-4266653

Order Total: \$77.88

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 July 14, 2025	
Items Ordered	Price
1 Of: <i>Elkay 51300C WaterSentry Plus Replacement Filter Cartridge for WaterSentry Plus Filtration System in EZH20 Bottle Filler</i> s - N/A Sold by: Plumber's Paradise (seller profile) Business Price Condition: New	\$77.88
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$77.88 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$77.88 Sales Tax: \$0.00 ----- Total for This Shipment: \$77.88 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$77.88 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$77.88 Estimated Tax: \$0.00 ----- Grand Total: \$77.88
Credit Card transactions	MasterCard ending in 1515: July 14, 2025: \$77.88

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



Printing History Invoice

Billing Cycle from Jun 22, 2025 - Jul 21, 2025
Billing Date: Jul 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	IIUSDN1359338199
PRINTER	SERIAL NUMBER
HP OfficeJet Pro 8025e All-in-One Prntr	TH2AP5Q04S
ACCOUNT NUMBER	ACCOUNT PLAN
8243221048	\$7.99 - 100 Pgs / Mo
PAGES PRINTED	
Regular Pages:	100 - \$7.99
Rollover Pages:	2 - N/A
Additional Pages:	84 - \$13.50
Total Pages Printed:	186
PAYMENT BALANCE	
Previous billing cycle charges:	\$0.00
Current billing cycle charges:	\$21.49
Tax:	\$1.61
Total:	\$23.10

DATE *	PAGES PRINTED		
	REGULAR	ROLLOVER	ADDITIONAL
Jun 25, 2025	2		
Jun 27, 2025	48		
Jun 30, 2025	23		
Jul 1, 2025	5		
Jul 2, 2025	1		
Jul 3, 2025	21	2	
Jul 8, 2025			2
Jul 9, 2025			2
Jul 10, 2025			25
Jul 11, 2025			19
Jul 15, 2025			22
Jul 16, 2025			3
Jul 17, 2025			1
Jul 18, 2025			8
Jul 19, 2025			2

** 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 #114-8504631-0201831

Order Placed: July 23, 2025

Amazon.com order number: 114-8504631-0201831

Order Total: \$9.98

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 July 23, 2025	
Items Ordered	Price
1 Of: Screen Cleaner Spray (16oz - 473ml) - Best Large Cleaning Kit for LCD LED OLED TV, Smartphone, iPad, Laptop, Touchscreen , Computer Monitor, Electronic Devices, Microfiber Cloth Wipes and 2 Nozzles Sold by: ITS WATER AMAZING (seller profile) Condition: New	\$9.98
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$9.98 Shipping & Handling: \$0.00 ----- Total before tax: \$9.98 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$9.98 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$9.98 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$9.98 Estimated Tax: \$0.00 ----- Grand Total: \$9.98
Credit Card transactions	MasterCard ending in 1515: July 23, 2025: \$9.98

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

PINCH-A-PENNY POOL-PATIO-SPA

Pinch A Penny 146
12220-117 Atlantic Boulevard
Jacksonville FL 32225
904 220-9490

Sales Receipt

Transaction #: 964424
Account #: 9045659385
Customer:
Date: 7/24/2025 Time: 2:01 PM
Cashier: Judy Register #: 2

Item	Description	Amount
09921008	R-0001 #1 DPD .75 OZ	\$10.49
09921057	R-0002 #2 DPD .75 OZ	\$9.49
09921156	R-0004 #4 PH INDICATOR .75	\$9.49
	Sub Total	\$29.47
	Total	\$29.47
	SIDE TERMINAL Tendered	\$29.47
	Change Due	\$0.00

AMOUNT: \$29.47
SIDE TERMINAL -- 29.47

Transaction Type: Sale
Reference Id: 858113769548
Approval Code: Approved
Response Code: 0
Response Message: Approved
Entry Method: ContactIcc
Card Type: Mastercard
Cardholder: HERNANDEZ/LINA
Last 4: 6505
AID: A0000000041010
ATC: 0013
AC: TC 993FAB05AB6D450B



Thank you for shopping
Pinch A Penny 146
We hope you'll come back soon!

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ1GV1RQKYZ

Walmart *

WM Supercenter
904-641-8088 Mgr: MARY
11900 ATLANTIC BLVD
JACKSONVILLE FL 32225
ST# 05054 DP# 001468 TE# 26 TR# 02802
ITEMS SOLD 4
TC# 0532 0448 0003 5352 9574



PURPLE NB CR	893522661430	1.64 0
BLUE NB WR	893522661415	1.64 0
ROV 2016 2PK	001280051798	4.92 0
4FT CF TBL	695957660100	38.94 0
SUBTOTAL		47.14

VOIDED BANKCARD TRANSACTION
TERMINAL # 55744994

DECLINED

07/24/25 11:48:29
VOIDED BANKCARD TRANSACTION
TERMINAL # 55744994

TRANSACTION NOT COMPLETE
07/24/25 11:48:44

TOTAL	47.14
MCARD TEND	47.14

Mastercard **** * 6505 1 1

APPROVAL # 024240
REF # U647HQ026687
AID A0000000041010
AAC C65A82BDFDA52A03
TERMINAL # 55744994

*NO SIGNATURE REQUIRED

07/24/25 11:50:30
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
07/24/25 11:50:38



Final Details for Order #114-1554877-9929809

Order Placed: July 30, 2025

Amazon.com order number: 114-1554877-9929809

Order Total: \$89.82

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 July 30, 2025	
Items Ordered	Price
1 Of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull</i> <i>Dis</i> <i>penser Ideal For Public Use</i> Sold by: Innovent Inc (seller profile) Business Price Condition: New	\$89.82
Shipping Address: Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$89.82 Shipping & Handling: \$0.00 ----- Total before tax: \$89.82 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$89.82 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$89.82 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$89.82 Estimated Tax: \$0.00 ----- Grand Total: \$89.82
Credit Card transactions	MasterCard ending in 1515: July 30, 2025: \$89.82

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



Final Details for Order #114-5566562-0394624

Order Placed: July 29, 2025

Amazon.com order number: 114-5566562-0394624

Order Total: \$40.84

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 July 29, 2025	
Items Ordered	Price
1 Of: ToughBag 55 Gallon Trash Bags Heavy Duty (100 Count) - 50-60 Gallon Black Garbage Bags, Large Trash Bags - 38 x 58" - Made in USA Sold by: Shop-Square (seller profile) Business Price Condition: New	\$40.84
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$40.84 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$40.84 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$40.84 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$40.84 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$40.84 Estimated Tax: \$0.00 -----
	Grand Total: \$40.84
Credit Card transactions	MasterCard ending in 1515: July 29, 2025: \$40.84

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



Final Details for Order #114-8742199-2177066

Order Placed: July 30, 2025

Amazon.com order number: 114-8742199-2177066

Order Total: \$17.99

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

Shipped on July 30, 2025	
Items Ordered	Price
1 Of: MorefaLife 10" Microwave Glass Plate compatible with Emerson MP-3517203600 replacement for 10 inch Daewoo Sharp 9KL	\$17.99
12570000000990 Panasonic Microwave Turntable Plate A060140LOTU GE WB49X10229 WB49X688	
Sold by: MoreFa Life (seller profile)	
Condition: New	
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$17.99 Shipping & Handling: \$0.00 ----- Total before tax: \$17.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$17.99 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$17.99 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$17.99 Estimated Tax: \$0.00 ----- Grand Total: \$17.99
Credit Card transactions	MasterCard ending in 1515: July 31, 2025: \$17.99

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



Final Details for Order #114-7588801-6581064

Order Placed: August 1, 2025

Amazon.com order number: 114-7588801-6581064

Order Total: \$35.45

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 August 2, 2025	
Items Ordered	Price
1 of: AKCISOT 16 Inch Wall Clock Large Silent Non-Ticking Wall Clocks Battery Operated - Analog Classic Clock Decorative for Living Room, Office, Home, School(Black) Sold by: Akcisot (seller profile) Business Price Condition: New	\$35.45
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$35.45 Shipping & Handling: \$0.00 ----- Total before tax: \$35.45 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$35.45 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$35.45 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$35.45 Estimated Tax: \$0.00 ----- Grand Total: \$35.45
Credit Card transactions	MasterCard ending in 1515: August 2, 2025: \$35.45

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

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/25	00207	7/30/25	07302025 202509 300-15500-10100 BALLOON ARTIST 10/18/25	ART-Z-FACES	*	1,050.00	1,050.00	005017
9/15/25	00032	9/11/25	25-05533 202509 310-51300-48000 BOS MEETING DATES 25/26	DAILY RECORD + OBSERVER LLC	*	114.00	114.00	005018
9/15/25	00237	8/25/25	25-393 202508 320-53800-34500 SECURITY 8/16/25	FIDELITY SECURITY OPERATIONS	*	1,296.00	2,592.00	005019
		8/25/25	25-393 202508 320-53800-34500 SECURITY 8/23/25		*	1,296.00		
9/15/25	00196	9/05/25	83155967 202509 320-53800-46802 PEST CONTROL 9/05/25	FLORIDA PEST CONTROL & CHEMICAL CO.	*	45.00	45.00	005020
9/15/25	00007	9/01/25	576 202509 310-51300-34000 SEP 25 - MANAGEMENT FEES	GOVERNMENTAL MANAGEMENT SERVICES	*	4,484.17	5,028.51	005021
		9/01/25	576 202509 310-51300-35100 SEP 25 - IT		*	133.33		
		9/01/25	576 202509 310-51300-49500 SEP 25 - WEBSITE ADMIN		*	66.67		
		9/01/25	576 202509 310-51300-31600 SEP 25 - DISSEMINATION		*	99.17		
		9/01/25	576 202509 310-51300-51000 SEP 25 - OFFICE SUPPLIES		*	.06		
		9/01/25	576 202509 310-51300-42000 SEP 25 - POSTAGE		*	1.48		
		9/01/25	576 202509 310-51300-42500 SEP 25 - COPIES		*	217.95		
		9/01/25	576 202509 310-51300-41000 SEP 25 - TELEPHONE		*	25.68		
9/15/25	00058	9/04/25	28108 202507 310-51300-31200 SERIES 2014 FYE 7/31/25	GRAU AND ASSOCIATES	*	550.00	550.00	005022
9/15/25	00189	9/15/25	09152025 202509 320-53800-46101 SEP 25 REIMB WATER/SEWER	PETER AND JENNIFER TOWNSEND	*	70.00	112.00	005023
		9/15/25	09152025 202509 320-53800-46101 SEP 25 REIMB LANDSCAPE MT		*	42.00		

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/22/25	00264	8/27/25 331415	202508 320-53800-46102		*	5,400.00	
			CANOPY LIFT ALONG SIDEWLK				
		8/29/25 332814	202508 320-53800-46102		*	900.00	
			SOD REPLACEMENT				
		9/01/25 333054	202509 320-53800-46100		*	5,721.00	
			SEP 25 - LANDSCAPING SVC				
		9/15/25 333536	202508 320-53800-43400		*	801.00	
			8/19 IRRIG INSPCT REP				
				BLAND LANDSCAPING CO. INC			12,822.00 005024
9/22/25	00214	9/22/25 10182025	202509 300-15500-10100		*	1,200.00	
			OBSTACLE COURSE				
				BOUNCERS, SLIDES, AND MORE INC.			1,200.00 005025
9/22/25	00097	9/18/25 29547	202509 300-15500-10100		*	25,152.00	
			INSURANCE FY 2026				
				EGIS INSURANCE ADVISORS, LLC			25,152.00 005026
9/22/25	00237	9/08/25 25-413	202509 320-53800-34500		*	1,296.00	
			SECURITY 8/30/25				
		9/08/25 25-413	202509 320-53800-34500		*	121.50	
			SECURITY 9/01/25				
		9/08/25 25-413	202509 320-53800-34500		*	1,215.00	
			SECURITY 9/06/25				
				FIDELITY SECURITY OPERATIONS			2,632.50 005027
9/22/25	00243	9/22/25 12311	202509 300-15500-10100		*	400.00	
			MC/DJ-SPRING FESTIVAL				
				MAGNETIX DJ SERVICES			400.00 005028
9/22/25	00255	8/11/25 193664	202507 310-51300-31100		*	2,700.24	
			ENGINEER THRU 7/31/25				
				MATTHEWS DCCM			2,700.24 005029
9/22/25	00228	10/01/25 13129563	202509 300-15500-10100		*	824.36	
			OCT 25 - CHEMICALS				
				POOLSURE			824.36 005030
9/22/25	00224	9/02/25 PSI20334	202509 320-53800-46800		*	772.00	
			SEP 23 LAKE MAINT				
				SOLITUDE LAKE MANAGMENT			772.00 005031
9/22/25	00221	8/31/25 428525	202508 320-53800-46000		*	283.79	
			BUCHANAN SIGN & FLAG				
		8/31/25 428525	202508 320-57200-46601		*	261.00	
			HOME DEPOT				

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/25 428175	202509 320-53800-34400		*	2,391.67	
		SEP 25-	FIELD MGMT				
		9/01/25 428175	202509 320-57200-34300		*	6,743.75	
		SEP 25-	AMENITY MGMT				
		9/01/25 428175	202509 320-57200-46700		*	1,020.83	
		SEP 25-	FACILITY ATT				
		9/01/25 428175	202509 320-57200-46600		*	1,561.67	
		SEP 25-	GEN FACILITY MAIN				
		9/01/25 428175	202509 320-57200-46200		*	1,251.83	
		SEP 25-	POOL MAINT				
		9/01/25 428175	202509 320-57200-34200		*	789.17	
		SEP 25-	JANITORIAL				
				VESTA PROPERTY SERVICES, INC			14,303.71 005032
9/26/25 00192		9/25/25 180-0925	202509 320-53800-46802		*	1,200.00	
		SEP 25 -	GOOSE CONTROL				
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 005033
9/26/25 00222		9/11/25 13196	202508 310-51300-31500		*	1,633.50	
		AUG 25	GENERAL COUNSEL				
		9/19/25 13197	202508 310-51300-31500		*	1,329.00	
		AUG 25 -	EROSION REPAIR				
		9/19/25 13201	202508 310-51300-31500		*	1,811.20	
		AUG 25 -	MONTHLY MEETING				
				KVW KILINSKI, VAN WYK, PLLC			4,773.70 005034
9/26/25 00036		9/19/25 UC21238	202509 310-51300-60100		*	250.00	
		MEETING	ROOM 9/15/25				
				UNIVERSITY OF NORTH FLORIDA			250.00 005035
9/26/25 00014		9/17/25 7896801	202509 310-51300-31300		*	4,800.26	
		SER 2014	8/1-7/31/26				
				US BANK			4,800.26 005036
				TOTAL FOR BANK A		81,322.28	

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/09/25	00029	8/26/25 84957412	202509 320-57200-41000 TV/INTERNET 9/4-10/3/25	COMCAST (AUTO PAY)	*	597.82	597.82 080006
9/09/25	00012	8/22/25 25236787	202508 320-53800-43001 IRRIG 7/21-8/19/25		*	1,416.66	
		8/22/25 25236787	202508 320-57200-43100 ELECTRIC 7/22-8/20/25		*	1,060.62	
		8/22/25 25236787	202508 320-57200-43001 WATER/SEWER 7/21-8/19/25	JEA (AUTO PAY)	*	484.07	2,961.35 080007
9/09/25	00263	8/26/25 9754104-	202509 320-57200-43300 WASTE 9/1-9/30/25	WM CORPORATE SERVICES INC (AUTOPAY)	*	290.78	290.78 080008
9/23/25	00246	9/03/25 55693990	202508 320-57200-46201 POOL REFILL KIT		*	25.69	
		9/03/25 55693990	202508 320-57200-46601 PLEASTIC CUPS GYM		*	75.59	
		9/03/25 55693990	202508 320-57200-46601 FLOWERS FREE LIBRARY		*	85.02	
		9/03/25 55693990	202508 320-57200-46601 BOOKS FREE LIBRARY		*	18.43	
		9/03/25 55693990	202508 320-57200-46601 BOOKS FREE LIBRARY		*	11.74	
		9/03/25 55693990	202508 320-57200-52000 PAPER TOWELS		*	31.83	
		9/03/25 55693990	202508 320-57200-46601 RETURN FLOWERS FREE LIBR		*	40.36-	
		9/03/25 55693990	202508 320-57200-52000 TOILET BROUSHES		*	13.99	
		9/03/25 55693990	202508 320-57200-49400 PLATES/WATER/NAPKINS		*	27.68	
		9/03/25 55693990	202508 320-57200-46601 CHAIN POOL SHOWER		*	5.49	
		9/03/25 55693990	202508 320-57200-46601 FLAG		*	14.39	
		9/03/25 55693990	202508 320-57200-49400 PIZZA FOR PARTY		*	146.00	
		9/03/25 55693990	202508 320-57200-51000 INK		*	24.71	
		9/03/25 55693990	202508 320-57200-52000 EBLAST CONSTANT CONTACT		*	24.60	
		9/03/25 55693990	202508 320-57200-52000 COMPUTER STAND		*	13.70	

WYNN --WYNNFIELD -- TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/03/25	55693990 202508 320-57200-52000	ROLL PAPER TOWELS	*	67.38	
		9/03/25	55693990 202508 320-57200-46601	SPRING GATE REPAIR	*	9.99	
		9/03/25	55693990 202508 320-57200-49400	ICE EVENT	*	7.51	
		9/03/25	55693990 202508 320-57200-46601	DOOR HANDLE OFFICE	*	33.99	
		9/03/25	55693990 202508 320-57200-46802	ANIMAL TRAP	*	39.88	
		9/03/25	55693990 202508 300-36900-10100	WF CASH BACK	*	36.57-	
ELITE CARD PAYMENT CENTER AUTO PAY							600.68 080009

TOTAL FOR BANK Z						4,450.63	
TOTAL FOR REGISTER						85,772.91	

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 Service
Vesta Property Services
c/o Wynnfield Lakes Drive
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Invoice details
Invoice no.: 180-0925
Invoice date: 09/25/2025
Due date: 10/25/2025

APPROVED
By lihernandez at 11:17 am, Sep 25, 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 # 13196
Date: 09/11/2025
Due On: 10/11/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,633.50	) - (\$0.00	) = \$1,633.50

WYNNLK-01

Wynnfield Lakes CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	08/06/2025	Review draft agenda for upcoming special Board meeting and identify follow-up legal items needed; review request for soccer field use by Beestera.	0.30	\$285.00	\$85.50
Service	LG	08/06/2025	Finalize mailed and published assessment hearing notices.	0.80	\$330.00	\$264.00
Service	LG	08/07/2025	Review draft agenda.	0.10	\$330.00	\$33.00
Service	MGH	08/08/2025	Strategize for upcoming special Board meeting; confirm bond documents needed to maintain financing and construction timeline.	0.40	\$285.00	\$114.00
Service	LG	08/19/2025	Review agenda and prepare for board meeting.	0.30	\$330.00	\$99.00
Service	MGH	08/20/2025	Review and analyze agenda materials and other pertinent District documents in preparation for special meeting.	0.40	\$285.00	\$114.00
Service	LG	08/20/2025	Review legal action items from Board	0.40	\$330.00	\$132.00

meeting.						
Service	JK	08/21/2025	Review meeting minutes and confer with MBS	0.70	\$330.00	\$231.00
Service	MGH	08/21/2025	Review and revise draft July meeting minutes.	0.80	\$285.00	\$228.00
Service	LG	08/25/2025	Review draft agenda; attend agenda planning call.	0.30	\$330.00	\$99.00
Service	AH	08/27/2025	Prepare agenda items.	0.70	\$180.00	\$126.00
Service	AH	08/29/2025	Prepare documents regarding amended rules of procedure.	0.60	\$180.00	\$108.00
Non-billable entries						
Service	AH	08/07/2025	Review agenda memorandum.	0.20	\$180.00	\$36.00
Service	MGH	08/25/2025	Review draft agenda; prepare for and attend agenda planning call with District staff.	0.30	\$285.00	\$85.50
					Total	\$1,633.50

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 # 13201
Date: 09/19/2025
Due On: 10/19/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,811.20	) - (\$0.00	) = \$1,811.20

WYNNLK-101

Wynnfield Lakes CDD - Monthly Meeting

Type	Attorney	Date	Notes	Quantity	Rate	Total
Expense	KB	08/20/2025	Travel: Mileage - MGH.	16.00	\$0.70	\$11.20
Service	LG	08/20/2025	Monthly flat fee: August special meeting.	1.00	\$1,800.00	\$1,800.00
Non-billable entries						
Service	MGH	08/20/2025	Prepare for and attend special meeting.	4.80	\$285.00	\$543.00
Total						\$1,811.20

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 # 13197
Date: 09/19/2025
Due On: 10/19/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,329.00	) - (\$0.00	) = \$1,329.00

WYNNLK-103

Wynnfield Lakes CDD - Erosion Repair Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	08/01/2025	Prepare notices of contract award to bidders for Erosion Repair Project.	0.50	\$330.00	\$165.00
Service	MGH	08/01/2025	Further prepare notices of intent to award contract for construction services for erosion repair project.	0.20	\$285.00	\$57.00
Service	LG	08/11/2025	Prepare contract with Corecon for Erosion Repair Services; prepare work authorization with engineer for CEI services.	1.00	\$330.00	\$330.00
Service	MGH	08/12/2025	Review feedback from District Engineer regarding work authorization for CEI.	0.20	\$285.00	\$57.00
Service	MGH	08/21/2025	Prepare supplemental letter to residents regarding bonds, assessments, and erosion repair project; analyze documents list and updated timetable for upcoming financing.	1.60	\$285.00	\$456.00
Service	LG	08/25/2025	Review and revise supplemental	0.80	\$330.00	\$264.00

Information letter regarding 2025
Project.

Total \$1,329.00

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

Please pay within 30 days.



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: UC21238

Invoice Date: 9/19/2025
Due Date: 10/19/2025
Event Name: Wynnfield Lakes
Reservation No.: 186457
Phone: 904-940-5850 x 400
Fax: 904-940-5899
Email Address: chogge@gmsnf.com
Event Coordinator: Chelsie Coulter

Bookings / Details**Quantity****Price****Amount****Monday, September 15, 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.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number: 7896801
Invoice Date: 09/17/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wynnfield Lakes CDD
c/o GMS - North Florida, LLC
475 West Town Place
Suite 114

St. Augustine, FL 32092

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING
BONDS, SERIES 2014

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

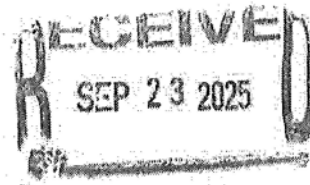
PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,800.26

All invoices are due upon receipt.

001.310.51300.31300 post to September



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

WYNNFIELD LAKES COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REFUNDING
BONDS, SERIES 2014

Invoice Number:	7896801
Account Number:	11
Current Due:	14,000.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7896801
Invoice Date: 09/17/2025

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

WYNNFIELD LAKES COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REFUNDING
BONDS, SERIES 2014

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,795.00	100.00%	\$3,795.00
04120 Paying Agent	1.00	660.00	100.00%	\$660.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$4,455.00
Incidental Expenses 08/01/2025 to 07/31/2026	4,455.00	0.0775		\$345.26
Subtotal Incidental Expenses				\$345.26
TOTAL AMOUNT DUE				\$4,800.26



WYNNFIELD LAKES CDD MONTHLY EXPENSE REPORT

BEGINNING 8/4/2025
ENDING 9/3/2025

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
8/4/2025	Pool refill kit	001.320.57200.52000	Operating Supplies	Amazon	25.69
8/4/2025	Plastic cups gym	001.320.57200.52000	Operating Supplies	Amazon	75.59
8/4/2025	Flowers free library	001.320.57200.52000	Operating Supplies	Michaels	85.02
8/4/2025	Books free library	001.320.57200.52000	Operating Supplies	Walmart	18.43
8/4/2025	Rocks free library	001.320.57200.52000	Operating Supplies	Home Depot	11.74
8/5/2025	Paper towels	001.320.57200.52000	Operating Supplies	Amazon	31.83
8/5/2025	Return flowers free library	001.320.57200.52000	Operating Supplies	Michaels	-40.36
8/6/2025	Toilet brushes	001.320.57200.52000	Operating Supplies	Amazon	13.99
8/6/2025	Plates, waters, napkins event	001.320.57200.49400	Special Events	Walmart	27.68
8/9/2025	Chain pool shower	001.320.57200.46601	Repairs & Replacements	Amazon	5.49
8/9/2025	Flag	001.320.57200.46601	Repairs & Replacements	Amazon	14.39
8/9/2025	Pizza foam party	001.320.57200.49400	Special Events	Marcos Pizza	146.00
8/22/2025	Ink	001.320.57200.51000	Office Supplies	HP Instant Ink	24.71
8/22/2025	Eblast	001.320.57200.52000	Operating Supplies	Constant Contact	24.60
8/26/2025	Computer stand	001.320.57200.51000	Office Supplies	Amazon	13.70
8/27/2025	Roll paper towels	001.320.57200.52000	Operating Supplies	Amazon	67.38
8/29/2025	Spring gate repair	001.320.57200.46601	Repairs & Replacements	Amazon	9.99
8/30/2025	Ice event	001.320.57200.49400	Special Events	Walmart	7.51
9/1/2025	Door handle office	001.320.57200.46601	Repairs & Replacements	Amazon	33.99
9/3/2025	Animal trap	001.320.57200.52000	Operating Supplies	Amazon	39.88
TOTALS					\$637.25

Explanation:

Signature: **Lina Hernandez, Amenity Manager**



Final Details for Order #114-5774688-9060256

Order Placed: August 1, 2025

Amazon.com order number: 114-5774688-9060256

Order Total: \$25.69

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 August 3, 2025	
Items Ordered	Price
1 Of: <i>taylor Replacement Reagent Refill Kits - Basic Refill Kit - 2 oz.</i> Sold by: National Hardware Supply (seller profile) Business Price Condition: New	\$25.69
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$25.69 Shipping & Handling: \$0.00 ----- Total before tax: \$25.69 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$25.69 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$25.69 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$25.69 Estimated Tax: \$0.00 ----- Grand Total: \$25.69
Credit Card transactions	MasterCard ending in 1515: August 3, 2025: \$25.69

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



Final Details for Order #114-1233022-8068235

Order Placed: August 4, 2025

Amazon.com order number: 114-1233022-8068235

Order Total: \$75.59

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 August 4, 2025	
Items Ordered	Price
1 of: <i>Vplus 2000 Pack 9 OZ Clear Plastic Cups, 9 Ounce Disposable Cold Water Party Drinking Cups for Wedding Thanksgiving</i> <i>Christmas Party</i> Sold by: ZHUOFENG (seller profile) Business Price Condition: New	\$83.59
Shipping Address: Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$83.59 Shipping & Handling: \$0.00 Your Coupon Savings: -\$8.00 ----- Total before tax: \$75.59 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$75.59 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$83.59 Shipping & Handling: \$0.00 Promotion applied: -\$8.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$75.59 Estimated Tax: \$0.00 -----
	Grand Total: \$75.59
Credit Card transactions	MasterCard ending in 1515: August 4, 2025: \$75.59

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



How doers
get more done.

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00020 79804 08/04/25 02:12 PM
SALE CASHIER SARAH

048834000209 MTN GRANITE <A>
VIGORO MOUNTAIN GRANITE .5CU FT
2@5.87 11.74N

SUBTOTAL 11.74
SALES TAX 0.00

TAX EXEMPT

TOTAL \$11.74

XXXXXXXXXXXX6505 MASTERCARD

USD\$ 11.74

AUTH CODE 004390/5204584

TA

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: VISTA

6365 08/04/25 02:12 PM



6365 20 79804 08/04/2025 3721

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	11/02/2025

Michaels

MICHAEL'S STORE #7729 (904) 821-9753
13740 Beach Blvd, Ste 200
Jacksonville, FL 32224-6035

8 9041 8985 5699 6151 1111 9160 1933 5115



100 5ALL 1001 7729 092 08/03/25 13:44

ITEM INFORMATION

Order NO. 3583410360924987

ASH STEEL ANNUA...	00198973484982	
Reg 4.99	4.0 @ 4.99	19.96
27" Boxwood Stem...	00198973430724	
Reg 6.99	5.0 @ 4.19	20.95 P
199397-ALL Fall St...	14.00-	
2 1/2" Cream Hydrang...	00198973407480	
Reg 7.99	4.0 @ 4.80	19.20 P
199397-ALL Fall St...	12.76-	
Floral Cat® Floral S...	00046501059031	
Reg 11.99	1.0 @ 11.99	11.99
Floral Cat® Dryl 6M...	00046501408914	
Reg 6.99	1.0 @ 6.99	6.99

YOU SAVED 26.76

PURCHASE SUMMARY

SUBTOTAL	79.09
SALES TAX 7.50%	5.93
TOTAL	85.02
ACCOUNT NUMBER	*** 6505
MasterCard	85.02
APPROVAL: 003170 CHIP ONLINE	
Application label: Mastercard	
AID: A0000000041010	
TVR: 0000008000	
TSI: EB00	

This receipt expires at 60 days on 10/02/25

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To Sign Up for Email & Text Messages.
*Msg & Data Rates May Apply
You will receive 1 automated message
with a link to join Michaels alerts.

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THANK YOU FOR SHOPPING AT MICHAEL'S

Effective 11/27/2022 Clearance sales are considered
final, sold AS IS and are not
returnable for a refund or exchange

Dear Valued Customer
Michaels return and coupon policies are available
at michaels.com and in store at registers

08/03/25 13:44

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ9SVDPH6W



WM Supercenter
904-223-0772 Mgr. JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 OP# 000186 TE# 24 TR# 02491

ITEMS SOLD 3
TC# 5456 9158 9999 6728 8505



I AM ELPHABA	978059389686	5.00 N
BOOK	978152471866	4.46 N
5 GROOVY TAL	978006338475	8.97 N

SUBTOTAL	18.43
TOTAL	18.43

MCARD TEND	18.43
CHANGE DUE	0.00

MASTERCARD- 6505 I 1 APPR#00409Q
18.43 TOTAL PURCHASE
REF # 521642118936
AID A0000000041010
TERMINAL # 56075666
*No Signature Required
08/04/25 17:32:04



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
08/04/25 17:32:07



Final Details for Order #114-5816691-3405024

Order Placed: August 4, 2025

Amazon.com order number: 114-5816691-3405024

Order Total: \$31.83

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 August 4, 2025	
Items Ordered	Price
1 Of: <i>Scott Paper Towels, Choose-A-Sheet, 30 Double Rolls = 60 Regular Rolls (108 Sheets Per Roll)</i>	\$31.83
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: lina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$31.83 Shipping & Handling: \$0.00 ----- Total before tax: \$31.83 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$31.83 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$31.83 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$31.83 Estimated Tax: \$0.00 ----- Grand Total: \$31.83
Credit Card transactions	MasterCard ending in 1515: August 4, 2025: \$31.83

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

Michael's

Everything to create anything

MICHAELS STORE #7729 (904)821-9753

MICHAELS STORE #7729

13740 BEACH BLVD - STE 200

JACKSONVILLE, FL 32224

4039034 SALE RTN 6248 7729 040 8/05/25 13:57

RETURNS

FC BLOCK 7.8X3.4X 46501408914 1 @ 6.99- 6.99 R

ASH STEM HYDRANGE 198973407480 2 @ 4.80- 9.60 R

ASH STEM BOXWOOD 198973430723 5 @ 4.19- 20.95 R

SUBTOTAL 37.54-

Sales Tax 7.5% 2.82-

TOTAL 40.36-

ACCOUNT NUMBER *****6505

MasterCard 40.36-

APPROVAL: 005462 Contactless ONLINE

Application Label: Mastercard

AID: A0000000041010

REFUND

This receipt expires at 60 days on 10/03/25

Click. Buy. Create. Shop michaels.com today!

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To Sign Up for Email & Text Messages.

*Msg & Data Rates May Apply

You will receive 1 autodialed message

with a link to join Michaels alerts.

THANK YOU FOR SHOPPING AT MICHAELS

Effective 11/27/2022 Clearance sales are considered final, sold AS IS and are not returnable for a refund or exchange.

Dear Valued Customer:

Michaels return and coupon policies are available at michaels.com and in store at registers.



Final Details for Order #114-1958330-7834631

Order Placed: August 6, 2025

Amazon.com order number: 114-1958330-7834631

Order Total: \$13.99

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

Shipped on August 6, 2025	
Items Ordered	Price
1 of: JIGA 3 Pack Toilet Brush and Holder Set, Toilet Bowl Brush with Caddy Bathroom Stiff Bristles Toilet Scrub Brush, Black Sold by: Doral store (seller profile) Condition: New	\$13.99
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$13.99 Shipping & Handling: \$0.00 ----- Total before tax: \$13.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$13.99 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$13.99 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$13.99 Estimated Tax: \$0.00 ----- Grand Total: \$13.99
Credit Card transactions	MasterCard ending in 1515: August 6, 2025: \$13.99

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

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQBOF1RQLM6



WM Supercenter

904-641-8088 Mgr. MARY

11900 ATLANTIC BLVD

JACKSONVILLE FL 32225

ST# 05054 OF# 003596 TE# 28 TR# 03429

ITEMS SOLD 13

TC# 3177 7796 7876 4142 1405



12OCT GLVS	194346049400	1.64 N
12OCT GLVS	194346049400	1.64 N
12OCT GLVS	194346049400	1.64 N
PNY PLT 5OCT	194346391750	2.24 N
SANDWICH BAG	605368188630	1.98 N
FOOD BAG	078742349650	2.48 N
JOTTBOOK 30S	893522661423	1.08 N
FOOD BAG	078742349630	2.48 N
SC 10OZ 15PK	681131781130 F	2.50 N
SC 10OZ 15PK	681131781130 F	2.50 N
SC 10OZ 15PK	681131781130 F	2.50 N
SC 10OZ 15PK	681131781130 F	2.50 N
SC 10OZ 15PK	681131781130 F	2.50 N

SUBTOTAL 27.68
TOTAL 27.68

MCARD TEND 27.68
CHANGE DUE 0.00

MASTERCARD- 6505 I 1 APPR#00677Q

27.68 TOTAL PURCHASE

REF # 521834041589

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 55484713

*No Signature Required

08/06/25 13:59:16



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08/06/25 13:59:22



Final Details for Order #114-3499913-6014600

Order Placed: August 8, 2025

Amazon.com order number: 114-3499913-6014600

Order Total: \$5.49

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 August 8, 2025	
Items Ordered	Price
1 of: DLHMQO 120" Ceiling Fan Pull Chain Extender - Stainless Steel Ball Chain with 12 Connectors, Adjustable Length for Fan/Light Fixtures, Lamp, Curtains, Dog Tags (3mm Bead Diameter, Cut-to-Size) Sold by: DL Boutique (seller profile) Condition: New	\$5.49
Shipping Address: Jason Allen 341 GREENCASTLE RD JACKSONVILLE, FL 32225-6510 United States	Item(s) Subtotal: \$5.49 Shipping & Handling: \$0.00 ----- Total before tax: \$5.49 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$5.49 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$5.49 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$5.49 Estimated Tax: \$0.00 ----- Grand Total: \$5.49
Credit Card transactions	MasterCard ending in 1515: August 8, 2025: \$5.49

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



Final Details for Order #114-1427730-1805863

Order Placed: August 9, 2025

Amazon.com order number: 114-1427730-1805863

Order Total: \$14.39

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 August 9, 2025

Items Ordered

1 of: American Flags for Outside 3x5, HeavyDuty American Flag for High Wind Outdoor, UV Protected/Sewn Stripes/Embroidered Sta
rs/Brass Grommets, US Flag Built for The Toughest Conditions
Sold by: OLYNIKLLC ([seller profile](#))
Condition: New

Price

\$15.99

Shipping Address:

Jason Allen
341 GREENCASTLE RD
JACKSONVILLE, FL 32225-6510
United States

Item(s) Subtotal: \$15.99

Shipping & Handling: \$0.00

Your Coupon Savings: -\$1.60

Total before tax: \$14.39

Sales Tax: \$0.00

Total for This Shipment: \$14.39

Payment information

Payment Method:

MasterCard | Last digits: 1515

Item(s) Subtotal: \$15.99

Shipping & Handling: \$0.00

Promotion applied: -\$1.60

Total before tax: \$14.39

Estimated Tax: \$0.00

Grand Total: \$14.39

Credit Card transactions

MasterCard ending in 1515: August 9, 2025: \$14.39

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

Marco's Pizza

Jacksonville, FL 32246
(904) 635 2322

100

Phone Take-Out

DUPLICATE

Order Date: 08/05/2025
Business Date: 08/09/2025

FUTURE ORDER
08/09/2025 11:00 AM

Taken By: Patricia
08/05/2025 01:38:33 PM
Transaction No: 193190332

Item	QTY	Price
Build Your Own	10	155.80
Large		
Pepperoni		
(10) School Pizza Discount		-65.80
Build Your Own	7	94.43
Large		
(7) School Pizza Discount		-38.43
Subtotal:		250.23
Discounts:		-104.23
Order Total:		146.00
Total:		146.00
Amount Due:		146.00

Tell Marco's about your experience! Scan the QR code and complete our survey within 7 days to receive an offer code for one order of free CheezyBread when you spend at least \$10 on menu-priced items.



Offer code will be sent via email upon survey completion and will be valid for 30 days. Not combinable with other offers or codes. See email for all applicable terms and conditions.

Billing Statement

Today's Date: September 11, 2025

User Name: wlmanager@gmsnf.com

Attention: Lina Hernandez
Vesta Property Services
2454 Riverside Drive
Suite 300
Jacksonville, FL 32202
US
9045659385
<http://wynnfieldlakescdd.net/>

Below is a list of invoices and payment receipts issued for your account.

Your Account Balance can be viewed at any time in the Billing tab of your account.

Date	Description	Charge Amount	Credit Amount
08-22-2025 02:57:49 PM	Payment - Credit Card (MasterCard) *****6505		\$24.60



Printing History Invoice

Billing Cycle from Jul 22, 2025 - Aug 21, 2025
Billing Date: Aug 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
IIUSDN1365321414

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

ACCOUNT NUMBER	ACCOUNT PLAN
8243221048	\$7.99 - 100 Pgs / Mo

PAGES PRINTED	
Regular Pages:	100 - \$7.99
Rollover Pages:	6 - N/A
Additional Pages:	96 - \$15.00
Total Pages Printed:	202

PAYMENT BALANCE	
Previous billing cycle charges:	\$0.00
Current billing cycle charges:	\$22.99
Tax:	\$1.72
Total:	\$24.71

DATE *	PAGES PRINTED		
	REGULAR	ROLLOVER	ADDITIONAL
Jul 24, 2025	56		
Jul 25, 2025	6		
Jul 30, 2025	2		
Jul 31, 2025	28		
Aug 1, 2025	8	6	
Aug 2, 2025			19
Aug 4, 2025			1
Aug 6, 2025			3
Aug 8, 2025			50
Aug 9, 2025			22
Aug 10, 2025			1

** 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 #114-0009211-7891434

Order Placed: August 25, 2025
Amazon.com order number: 114-0009211-7891434
Order Total: \$13.70

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 August 25, 2025	
Items Ordered	Price
1 of: WALI Computer Monitor Stand for Desk, Adjustable Laptop Riser, Desk Monitor Stand Underneath Storage for Office, Home, School Supplies (STT003), 1 Pack, Black Sold by: Wali Electric (seller profile) Business Price Condition: New	\$13.70
Shipping Address: Lina 13700 RICHMOND PARK DR N APT 1309 JACKSONVILLE, FL 32224-4285 United States	Item(s) Subtotal: \$13.70 Shipping & Handling: \$0.00 ----- Total before tax: \$13.70 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$13.70 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$13.70 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$13.70 Estimated Tax: \$0.00 ----- Grand Total: \$13.70
Credit Card transactions	MasterCard ending in 1515: August 25, 2025: \$13.70

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



Final Details for Order #114-0975472-3834648

Order Placed: August 26, 2025
Amazon.com order number: 114-0975472-3834648
Order Total: \$67.38

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 August 27, 2025	
Items Ordered	Price
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	\$67.38
Shipping Address: Irina Hernandez 12319 WYNNFIELD LAKES DR JACKSONVILLE, FL 32246-4241 United States	Item(s) Subtotal: \$67.38 Shipping & Handling: \$0.00 ----- Total before tax: \$67.38 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$67.38 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$67.38 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$67.38 Estimated Tax: \$0.00 ----- Grand Total: \$67.38
Credit Card transactions	MasterCard ending in 1515: August 27, 2025: \$67.38

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



Final Details for Order #114-4469853-9612226

Order Placed: August 29, 2025
Amazon.com order number: 114-4469853-9612226
Order Total: \$9.99

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

Shipped on August 29, 2025	
Items Ordered	Price
1 of: SANKINS 11-1/2" Gate Spring Self Closing Heavy Duty Outdoor Door Spring Automatic Metal Gate Closure Hardware with Adjustable Tool for Wooden and Vinyl Fence, Black Sold by: KDUP Hardware (seller profile) Condition: New	\$9.99
Shipping Address: Jason Allen 341 GREENCASTLE RD JACKSONVILLE, FL 32225-6510 United States	Item(s) Subtotal: \$9.99 Shipping & Handling: \$0.00 ----- Total before tax: \$9.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$9.99 -----

Payment information	
Payment Method: MasterCard Last digits: 1515	Item(s) Subtotal: \$9.99 Shipping & Handling: \$0.00 -----
Billing address Wynnfield Lakes CDD 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$9.99 Estimated Tax: \$0.00 ----- Grand Total: \$9.99
Credit Card transactions	MasterCard ending in 1515: August 29, 2025: \$9.99

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

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQDH41RQKB4



WM Supercenter
904-641-8088 Mgr. MARY
11900 ATLANTIC BLVD
JACKSONVILLE FL 32225
ST# 05054 OP# 009006 TE# 06 TR# 02187

ITEMS SOLD 3
TC# 8123 1650 1125 9099 7982



SM BAG ICE	860006114910 F	2.33 X
SM BAG ICE	860006114910 F	2.33 X
SM BAG ICE	860006114910 F	2.33 X

	SUBTOTAL	6.99
TAX1	7.5000 %	0.52
	TOTAL	7.51
	MCARD TEND	7.51
	CHANGE DUE	0.00

MASTERCARD- 6505 I 1 APPR#030550
7.51 TOTAL PURCHASE
REF # U641aJ327234
AID A0000000041010
TERMINAL # 27665396
*No Signature Required
08/30/25 10:24:14



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08/30/25 10:24:21

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

INVOICE 333536
INVOICE DATE 09/15/2025

INVOICE	TERMS
09/15/2025	NET 30
DESCRIPTION	PRICE
09/05/2025: WORK ORDER: 146448 08-19-25 Irrigation Inspection Repairs	\$801.00
INVOICE GRAND TOTAL	\$801.00

APPROVED

By lihernandez at 9:39 am, Sep 18, 2025

001.320.53800.43400 irrig inspection

PROPERTY
10949

AMOUNT
\$801.00

INVOICE
333536

INVOICE DATE
09/15/2025

BLAND LANDSCAPING CO.

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



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 10:13 am, Aug 28, 2025

INVOICE 331415
INVOICE DATE 08/27/2025

INVOICE	TERMS
08/27/2025	NET 30
DESCRIPTION	PRICE
08/22/2025: WORK ORDER: 141475 Canopy Lift along Sidewalk This Proposal Encompasses the additional canopy lift along Wynnfield Lakes Dr, specifically elevating oak trees over the sidewalk to a height of 15 -18 feet minimum. This work aims to improve clearance, enhance overall visibility, and maintain the health and structural integrity of the trees while adhering to industry standards for urban forestry and road safety.	\$5,400.00
INVOICE GRAND TOTAL	\$5,400.00

001.320.53800.46102 canopy lift along
sidewalk

PROPERTY
10949

AMOUNT
\$5,400.00

INVOICE
331415

INVOICE DATE
08/27/2025

BLAND LANDSCAPING CO.

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



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 3:26 pm, Sep 05, 2025

INVOICE

332814

INVOICE DATE

08/29/2025

INVOICE	TERMS
08/29/2025	NET 30
DESCRIPTION	PRICE
08/28/2025: WORK ORDER: 145160 This proposal outlines a targeted sod replacement initiative within Wynnfield Lakes, focusing on small turf areas that have deteriorated due to environmental stress, foot traffic, or disease. The goal is to restore both the visual appeal and functional integrity of these spaces using high-quality St. Augustine sod. Scope of Work The project will be executed in three phases: - Site Assessment & Preparation - Evaluate affected turf zones for suitability and irrigation coverage. - Remove dead or diseased sod to prepare for new installation. - Sod Installation - Lay fresh St. Augustine sod to match existing turf. - Ensure proper grading and soil contact for optimal rooting. - Post-Installation Irrigation - Adjust and monitor irrigation to support sod establishment. Resources & Labor Breakdown Task Quantity/Hours Irrigation Labor 3 man hours Enhancement Labor (Sod Removal) 3 man hours Sod Material 1 pallet of St. Augustine sod Installation Labor 3 man hours	001.320.5380046102 sod replacement \$900.00

PROPERTY
10949

AMOUNT
\$900.00

INVOICE
332814

INVOICE DATE
08/29/2025

BLAND
LANDSCAPING
CO.

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



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

INVOICE 332814
INVOICE DATE 08/29/2025

INVOICE	TERMS
08/29/2025	NET 30
DESCRIPTION	PRICE
Expected Outcome Upon completion, the affected areas will be revitalized with healthy, vibrant turf that blends seamlessly with the surrounding landscape. This enhancement will improve curb appeal and contribute to the overall health of the community's green spaces.	
INVOICE GRAND TOTAL	\$900.00

PROPERTY
10949

AMOUNT
\$900.00

INVOICE
332814

INVOICE DATE
08/29/2025

BLAND
LANDSCAPING
CO.

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



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 3:29 pm, Sep 05, 2025

INVOICE 333054
INVOICE DATE 09/01/2025

INVOICE		TERMS	
09/01/2025		NET 30	
DESCRIPTION			PRICE
SEPTEMBER BILLING Grounds Maintenance Contract			\$5,721.00
INVOICE GRAND TOTAL			\$5,721.00

001.320.53800.46100

PROPERTY
10949

AMOUNT
\$5,721.00

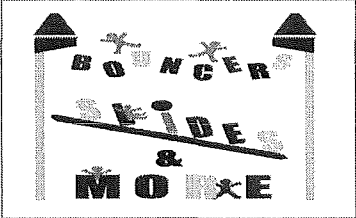
INVOICE
333054

INVOICE DATE
09/01/2025

BLAND LANDSCAPING CO.

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



		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: October 18th, 2025 Invoice No.: 10182025.04		
<u>Name / Address</u> Attn: Lina Hernandez Wynnfield Lakes 12319 Wynnfield Lakes Dr. Jacksonville, FL 32246 wlmanager@gmsnf.co		Additional Details:				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	55' Double Lane Obstacle Course	1	\$400.00		\$400.00	\$1,200.00
2	5-n-1 All Purpose Combination	1	\$350.00		\$300.00	
3	Toddler Combination Unit	1	\$250.00		\$250.00	
4	Axe Throwing	1	\$200.00		\$200.00	
5	Generator	1	\$125.00		\$125.00	
6	Delivery, Setup, Take Down, Removal	1	\$150.00		\$150.00	
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,200.00
		Sales Tax (0.0%)				n/a
		Total				\$1,200.00

001.300.15500.1010 Obstacle Course



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

INVOICE

Customer	Wynnfield Lakes Community Development District
Acct #	298
Date	09/18/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 25,152.00
Payment Amount	
Payment for:	Invoice#29547
100125556	

Thank You



Customer: Wynnfield Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
29547	10/01/2025	Renew policy	Policy #100125556 10/01/2025-10/01/2026 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO - Renew policy Due Date: 9/18/2025	25,152.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 25,152.00

Thank You

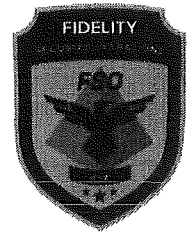
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd, College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/18/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

INVOICE

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

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



Bill to

Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr
Jacksonville, FL 32246

Ship to

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

Invoice details

Invoice no.: 25-413
Terms: Net 30
Invoice date: 09/08/2025
Due date: 10/08/2025

APPROVED

By lihernandez at 9:36 am, Sep 16, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/30/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	09/01/2025	Unarmed Officer	Labor Day Holiday Hours of Guard Service for the Week	3	\$40.50	\$121.50
3.	09/06/2025	Unarmed Officer	Hours of Guard Service for the Week	45	\$27.00	\$1,215.00

Total **\$2,632.50**

Ways to pay



[View and pay](#)

'YOUR ENTERTAINMENT CONNEXION'

TO: Lina Hernandez
Wynnfield Lakes CDD
12319 Wynnfield Lakes
Jacksonville, FL. 32246
904.885.8832

Thank you for your business!

Project Manager Kyle Sowards

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

Matthews | DCCM
Engineering - Architecture - Planning - Surveying

August 11, 2025
Invoice # 193664

Project 0000021827.0000 Wynnfield Lakes CDD

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

- Erosion Control RFP
- Meetings with Contractors

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

Professional Services through July 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Project Manager 1	10.50	230.00	2,415.00
Project Administrator	1.50	120.00	180.00
Total Labor			2,595.00

Finance Charge
1.50% of 7,015.85 (balance over 30 days) **105.24**

Total Due: **2,700.24**

Outstanding Invoices

Number	Date	Balance
193518	7/11/2025	7,082.66
Total		7,082.66

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	0.00	15,025.00	15,025.00
Labor	2,595.00	35,522.50	38,117.50
Expense	0.00	369.02	369.02
Unit	0.00	146.83	146.83
Interest	105.24	100.50	205.74
Totals	2,700.24	51,163.85	53,864.09

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

LICENSE #26535, LB8590, LA6660877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.



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

Invoice

Date
Invoice#

10/1/2025
131295632085

Terms	Net 20
Due Date	10/21/2025
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 9:41 am, Sep 18, 2025

Subtotal \$824.36

Tax \$0.00

Total \$824.36

Amount Paid/Credit Applied \$0.00

Balance Due \$824.36

[Click Here to Pay Now](#)



001.300.15500.10100 chemicals october



131295632085



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: PSI203345
Invoice Date: 9/2/2025

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 9/2/2025
Due Date 10/2/2025
Terms Net 30

Customer ID 12907
P.O. Number
P.O. Date 9/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	772.00	772.00
September Billing					
9/1/2025 - 9/30/2025					
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 3:29 pm, Sep 05, 2025

001.320.53800.46800

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 # 428175
Date 09/01/2025
Terms Net 30
Due Date 10/01/2025
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	1	2,391.67	2,391.67
Amenity Management	1	6,743.75	6,743.75
Facility Attendants	1	1,020.83	1,020.83
General Facility Maintenance	1	1,561.67	1,561.67
Pool Maintenance	1	1,251.83	1,251.83
Janitorial	1	789.17	789.17

Total 13,758.92



Invoice

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

Invoice # 428525
Date 08/31/2025

Terms
Due Date 09/30/2025
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
winslow wheeler - 2025-08-20 - BUCHANAN SIGN AND FLAG - flag pole repair	001.320.53800.4	6000	283.79
winslow wheeler - 2025-08-23 - THE HOME DEPOT #6365 - replace sum pump for main pool emergency repair	001.320.57200.4	6601	261.00
Total Billable Expenses			544.79

Total 544.79

Buchanan Sign & Flag
6755 Beach Blvd.
Jacksonville, FL 32216

*** Reprint 123 ***
Print date: 8/20/2025

Ticket# R-34281-01 User: JC
Orig ord # R-34281
8/19/2025 12: 10:42 am Station: POS2

Item #	Qty	Price	Total

FLAGPOLE REPAIR	1	225.00	225.00
RESTRING FROM GROUND 25FT FLAGPOLE			
NOTE	1	0.00	0.00
SILVER 5IN BUTT 25FT REVOL TRUCK			
CODNYSB0.375-05	50	0.50	25.00
3/8IN SOLID BRAID NYLON HALYARD			
350124	2	7.00	14.00
SOLID BRASS SWIVEL SNAP ESS 3IN LENGTH			

Sale subtotal			264.00
Tax			19.79

Total			283.79

Tender:
VISA 283.79
****7062

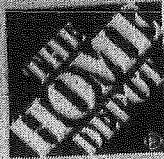
Order # R-34281
Order total 0.00
Order amt due 0.00

Number of items purchased: 54

WYNNFIELD LAKES CDD NEIGHBORHOOD
12337 WYNNFIELD LAKE DRIVE
JACKSONVILLE, FL 32246
904-904-9855

Thank you for your business!

R-34281-01



How doers
get more done.

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00052 86661 08/22/25 07:55 PM
SALE SELF CHECKOUT

611942031894 FITTING <A>	1.13
1-1/2" DWV COUPLING HXH	
038753302485 CMT HANDIPAK <A>	10.94
80Z PVC CEMENT/PRIMER COMBO	
850052141486 3HP CAST IR <A>	229.00
1/3HP CAST IRON SUBMERSIBLE SUMP PUM	
611942032860 FITTING <A>	1.72
1-1/2" DWV MALE ADAPTER HXMP	

SUBTOTAL	242.79
SALES TAX	18.21
TOTAL	\$261.00

XXXXXXXXXXXX1734 VISA USD\$ 261.00
AUTH CODE S90034/7525154 TA
Contactless Verified By PIN
AID A0000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0797 SUMMARY
THIS RECEIPT PO/JOB NAME: wynfield lakes
2025 PRO XTRA SPEND 08/21: \$1,535.24

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6365 08/22/25 07:55 PM



6365 52 86661 08/22/2025 7775

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/20/2025

Art-Z-Faces

Painting The World, One Face At A Time!

1760 Shadowood Lane, Suite 402
Jacksonville, FL 32207

Art-Z-Faces

Performance Agreement

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

Lina Hernandez
Wynnfield Lakes CDD ("Client")
12319 Wynnfield Lakes Dr Jacksonville, FL 32246
(904) 885-8832
Email: Lihernandez@vestapropertyservices.com Web:

ArtZFaces will provide services at the following time and location:

Oct 18, 2025 - Saturday, 11:00am to 2:00pm
12319 Wynnfield Lakes Dr, in Jacksonville, FL 32246

ArtZFaces will provide:

Item	Qty/Hours	Rate	Subtotal
Balloon Artist	3.00	\$175.00	\$525.00
Face Painter	3.00	\$175.00	\$525.00

Notes:

001.300.155000.10000 balloon
artist 10/18/25

Fee Info:

Client will provide a total of \$1,050.00. A non-refundable deposit of \$525.00 (to secure the date) is due by July 30, 2025, the balance is due by Oct 18, 2025 and paid through this event link. Please DO NOT pay the artist directly.

Payment Summary

Total: \$1,050.00

Please read notes & conditions before signing off this contract.

Notes & Conditions Of This Agreement:

- Art-Z-Faces Entertainment will provide professional grade supplies and materials, and all tools & equipment necessary to provide these services.
- CLIENT RESPONSIBILITIES: Client is responsible for providing a WELL LIT 6' by 6' level working area with tables, chairs. For an OUTDOOR event the client agrees to provide the artist with adequate shelter from the sun/wind/rain. The client understands that trees do not provide adequate shelter from the elements.
- CONTRACT DURATION: Your artist will arrive approximately 20 minutes prior to the start time indicated on the contract. The Clock starts to run at the time indicated on the contract. Please be prepared for your artist when they arrive so that no time is wasted. Your artist will stop painting at the time indicated on the contract unless extra time blocks have been agreed upon. * Be sure that you book enough time to have all of your

guests painted to avoid disappointment or you will have unhappy guests! * Additional blocks of time may be purchased the day of your event IF our schedule allows it but please keep in mind that our calendar is unpredictable so if you think you will need more time it is best to book it now.

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

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

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

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

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

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

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

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

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

* Credit Card 48 hrs prior to the event via phone

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

* No Personal Checks will be accepted unless otherwise discussed

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

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

As agreed

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

Jul 30, 2025
Date

Lina Hernandez
Wynnfield Lakes CDD

Date

ID: 4576

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 11, 2025

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # 25-05533D	PO/File #	\$114.00
Board of Supervisors Meeting Dates		Payment Due
		\$114.00
Wynnfield Lakes Community Development District		Publication Fee
		114.00
Case Number		Amount Paid
Publication Dates 9/11		
County 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 # 25-05533D on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and 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.

**BOARD OF SUPERVISORS
MEETING DATES
WYNNFIELD LAKES
COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Wynnfield Lakes Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224, on the third Wednesday of the following months at 6:00 p.m., unless otherwise indicated as follows:

November 19, 2025
January 21, 2026
March 25, 2026
(*Fourth Wednesday)
May 20, 2026 (FY27 Budget Approval Meeting)
July 22, 2026 (*Fourth Wednesday; FY27 Budget Adoption Meeting)
September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

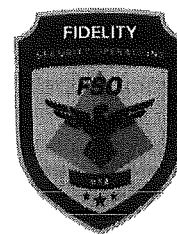
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

District Manager
Sep. 11 00 (25-05533D)

INVOICE

Fidelity Security Operations
8081 Philips 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.: 25-393
Terms: Net 30
Invoice date: 08/25/2025
Due date: 09/24/2025

APPROVED

By lihernandez at 9:56 am, Aug 28, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/16/2025	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	08/23/2025	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



**FLORIDA
PEST CONTROL**

A Rentokil Company

PO Box 13848
Reading, PA 19612-3848

SERVICE INVOICE

Invoice number:

83155967

Due date:

10/5/2025

Total due:

\$45.00

Bill To number:

2750388

Invoice date:

9/5/2025



PAYMENT REQUESTED FROM:

Seq#: 000001

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



Invoice

Thank you for trusting FLORIDA PEST CONTROL to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 904-396-5805

Page 1 of 1

INVOICE DETAILS

PEST CONTROL MAINTENANCE

45.00

Wynnfield Lakes Cdd
12319 WYNNFIELD LAKES DR
JACKSONVILLE, FL ON 9/5/2025

APPROVED

By lihernandez at 12:10 pm, Sep 11, 2025

SUBTOTAL: \$45.00

TOTAL DUE: \$45.00

Payment Receipt. Please Return with Payment Remittance

Amount due: **\$45.00**

Payment due: **10/5/2025**

To pay by phone call 904-396-5805.

Customer name:
Wynnfield Lakes Cdd
Bill To number:
2750388
Invoice number:
83155967

**FLORIDA
PEST CONTROL**
www.flapest.com

Mail this form with payment to:



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

0027503880000000000083155967000004500202510050009

LATE PAYMENT FEE INFORMATION

In the event that full payment is past due, a late payment fee will be added to the unpaid late balance. The late payment fee is equal to 1.5% per month (18% annual rate) of the unpaid late balance, or such lesser amount as may be the maximum amount permitted by law. This late payment fee will appear on the monthly statement. A minimum late charge of \$1.00 may be imposed.

Governmental Management Services, LLC

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

Invoice**Invoice #:** 576**Invoice Date:** 9/1/25**Due Date:** 9/1/25**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 - September 2025	310	4,484.17	4,484.17
Information Technology - September 2025	351	133.33	133.33
Website Maintenance - September 2025	495	66.67	66.67
Dissemination Agent Services - September 2025	316	99.17	99.17
Office Supplies	510	0.06	0.06
Postage	410	1.48	1.48
Copies	475	217.95	217.95
Telephone	410	25.68	25.68

Total \$5,028.51

Payments/Credits \$0.00

Balance Due \$5,028.51

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Wynnfield Lakes Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice No. 28108
Date 09/04/2025

SERVICE	AMOUNT
Project: Arbitrage - Series 2014 FYE 7/31/2025 Arbitrage Services	
Arbitrage	\$ 550.00
Subtotal:	550.00
Total	550.00
Current Amount Due	\$ 550.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
550.00	0.00	0.00	0.00	0.00	550.00

Payment due upon receipt.

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: September-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 15th

Month: September-25

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

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		\$597.82
EFT Payment - thank you	Aug 18	-\$597.82
Balance forward		\$0.00
Regular monthly charges	Page 3	\$561.20
Taxes, fees and other charges	Page 3	\$36.62
New charges		\$597.82
Amount due		\$597.82

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 Sep 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 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
1401 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 Sep 17, 2025

Please pay \$597.82

Electronic payment will be applied Sep 17, 2025

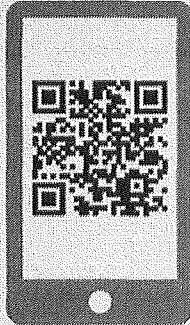
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

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.

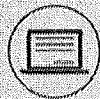


Faster speeds. More solutions. Bigger savings.

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

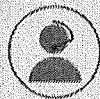
Call today for a FREE account review at 877-564-0318.

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 **\$561.20**

Comcast Business		\$545.20
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		\$289.90
Static IP - 1	\$29.95	
Business Internet 150	\$259.95	
Voice services		\$74.90
Voice Mail Service	\$5.00	
Mobility Voice Line Business Voice.	\$44.95	
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 **\$36.62**

Other charges		\$4.76
Federal Universal Service Fund	\$2.18	
Regulatory Cost Recovery	\$2.58	

Taxes & government fees		\$31.86
State Communications Services Tax	\$17.39	
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 for more details

Additional information

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

Account Number
8495 74 120 1711060

Billing Date
Aug 26, 2025

Services From
Sep 04, 2025 to Oct 03, 2025

Page
4 of 4

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.

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

Important Notice for Voice Customers:

COMCAST
BUSINESS

Comcast Notice of Toll-Free Dialing to Reach 711

For access to Telecommunications Relay Services for people with hearing or speech disabilities

The FCC requires voice service providers to provide toll-free, three-digit 711 dialing for access to Telecommunications Relay Services (TRS). TRS facilitates telephone conversations between people with hearing or speech disabilities and people with or without such disabilities.

TRS uses operators, called communications assistants (CAs), to facilitate telephone calls between people with hearing and speech disabilities and other individuals. A TRS call may be initiated by either a person with a hearing or speech disability, or a person without such disability. When a person with a hearing or speech disability initiates a TRS call, the person uses a teletypewriter (TTY), another text input device such as a smartphone or a video phone to call the TRS relay center, and gives a CA the number of the party that he or she wants to call. The CA in turn places an outbound traditional voice call to that person. The CA then serves as a link for the call, relaying the text of the calling party in voice to the called party, and converting to text what the called party voices back to the calling party.

Dialing 711 to reach TRS makes relay access convenient, fast, and uncomplicated. TRS is available 24 hours a day, seven days a week and all calls are confidential. For more information about the various types of TRS, see the FCC's consumer fact sheet at fcc.gov/trs, or visit the website of the Disability Rights Office (DRO) at fcc.gov/accessibility.

WYNNFIELD LAKES

UTILITY SCHEDULE
FY 2025

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

Vendor #12

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	2523678745	12319 Wynnfield Lakes Dr	89344672	\$827.09	\$874.89	\$755.20	\$977.91	\$834.94	\$934.51	\$960.51	\$949.44	\$1,011.04	\$991.02	\$946.30		\$10,062.85
Electric	2523678745	397 Wynnfield Lakes Dr-Apt 5G	89005442	\$83.09	\$78.95	\$90.90	\$105.41	\$85.05	\$96.03	\$101.81	\$103.34	\$116.87	\$111.42	\$114.32		\$1,087.19
Electric Total			001-320-57200-43100	\$910.18	\$953.84	\$846.10	\$1,083.32	\$919.99	\$1,030.54	\$1,062.32	\$1,052.78	\$1,127.91	\$1,102.44	\$1,060.62	\$0.00	\$11,150.04

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	2523678745	12319 Wynnfield Lakes Dr	74759726	\$288.10	\$841.13	\$845.59	\$671.65	\$854.51	\$836.67	\$1,054.36	\$1,006.05	\$1,291.06	\$1,551.92	\$1,416.66		\$10,657.70
Irrigation Total			001-320-53800-43001	\$288.10	\$841.13	\$845.59	\$671.65	\$854.51	\$836.67	\$1,054.36	\$1,006.05	\$1,291.06	\$1,551.92	\$1,416.66	\$0.00	\$10,657.70

	Vendor/Acct #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	2523678745	12319 Wynnfield Lakes Dr	76259417	\$324.32	\$291.41	\$251.92	\$186.10	\$172.94	\$232.17	\$395.33	\$345.07	\$309.89	\$329.99	\$314.91		\$3,154.05
Water	2523678745	12319 Wynnfield Lakes Dr	76259417	\$110.99	\$101.41	\$89.92	\$70.76	\$66.93	\$84.17	\$219.59	\$188.07	\$166.01	\$178.61	\$169.16		\$1,445.62
Water/Sewer Total			001-320-57200-43001	\$435.31	\$392.82	\$341.84	\$256.86	\$239.87	\$316.34	\$614.92	\$533.14	\$475.90	\$508.60	\$484.07	\$0.00	\$4,599.67

GRAND TOTAL				\$1,633.59	\$2,187.79	\$2,033.53	\$2,011.83	\$2,014.37	\$2,183.55	\$2,731.60	\$2,591.97	\$2,894.87	\$3,162.96	\$2,961.35	\$0.00	\$26,407.41
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Irrigation	001-320-53800-43001	\$288.10	\$841.13	\$845.59	\$671.65	\$854.51	\$836.67	\$1,054.36	\$1,006.05	\$1,291.06	\$1,551.92	\$1,416.66	\$0.00	\$10,657.70
Electric	001-320-57200-43100	\$910.18	\$953.84	\$846.10	\$1,083.32	\$919.99	\$1,030.54	\$1,062.32	\$1,052.78	\$1,127.91	\$1,102.44	\$1,060.62	\$0.00	\$11,150.04
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Total		\$1,633.59	\$2,187.79	\$2,033.53	\$2,011.83	\$2,014.37	\$2,183.55	\$2,731.60	\$2,591.97	\$2,894.87	\$3,162.96	\$2,961.35	\$0.00	\$26,407.41



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



WYNNFIELD LAKES CDD

Phone: (904) 665-6000

Online: jea.com

Account #: 2523678745

Bill Date: 08/22/25

Cycle: 18

Amount Due
\$2,961.35

Do not pay. AutoPay will process
your payment on 09/15/25.

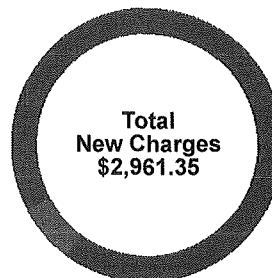
TOTAL SUMMARY OF CHARGES

Electric	\$	1,060.62
Water		169.16
Sewer		314.91
Irrigation		1,416.66
Total New Charges	\$	2,961.35

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

Previous Balance	\$	3,162.96
Payment(s) Received		-3,162.96
Balance Before New Charges		0.00
New Charges		2,961.35

**Do not pay. AutoPay will process your
payment on 09/15/25.** \$ 2,961.35



Electric	\$1,060.62
Water	\$169.16
Sewer	\$314.91
Irrigation	\$1,416.66

MESSAGES



To keep your HVAC system running efficiently,
remember to inspect your outdoor unit(s). Clean
any leaves and debris you find around it.



Remember to follow your watering days. To
confirm your days assigned by SJRWMD and learn
more visit jea.com/wateringdays.

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: **08/22/25**

Do not pay. AutoPay will process your payment on 09/15/25.

TOTAL AMOUNT PAID

\$2,961.35

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

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill



STATEMENT INFORMATION

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

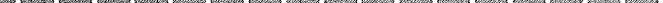
Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 2523678745

Tel:

Address: _____



City: _____ State: _____ Zip Code: _____

E-mail: _____



WYNNFIELD LAKES CDD

Account #: 2523678745

Bill Date: 08/22/25

Cycle: 18



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 07/22/25 - 08/20/25

Reading Date: 08/20/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22508695	29	29546	Regular	1	8010 KWH
22508695	29	20.05	Regular	1	20.05 KW

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		534.27
Tax Exempt Fuel Cost (\$0.03715 per kWh)		297.57
Taxable Fuel Cost (\$0.00511 per kWh)		40.93
City of Jacksonville Franchise Fee		26.87
Gross Receipts Tax		23.66

Total Current Electric Charges \$ 946.30**WATER SERVICE**

Billing Rate: Commercial Water Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 07/21/25 - 08/19/25

Reading Date: 08/19/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	29	2731	Regular	1	45000 GAL

Basic Monthly Charge	\$	26.53
Water Consumption Charge		137.70
City of Jacksonville Franchise Fee		4.93

Total Current Water Charges \$ 169.16**SEWER SERVICE**

Billing Rate: Commercial Sewer Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 07/21/25 - 08/19/25

Reading Date: 08/19/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83715247	29	2731	Regular	1	45000 GAL

Basic Monthly Charge	\$	86.14
Sewer Usage Charge		219.60
City of Jacksonville Franchise Fee		9.17

Total Current Sewer Charges \$ 314.91**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12319 WYNNFIELD LAKES DR

Service Period: 07/21/25 - 08/19/25

Reading Date: 08/19/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99436210	29	2080	Regular	2	279000 GAL

Basic Monthly Charge	\$	75.29
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		1,275.68
City of Jacksonville Franchise Fee		41.26

Total Current Irrigation Charges \$ 1,416.66**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12397 WYNNFIELD LAKES DR APT SG01

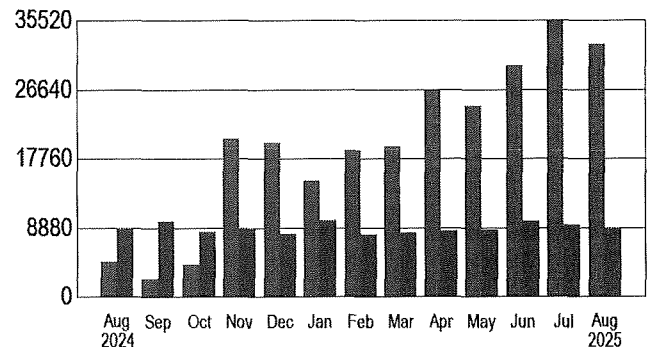
Service Period: 07/22/25 - 08/20/25

Reading Date: 08/20/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24081122	29	56543	Regular	1	782 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		52.16
Tax Exempt Fuel Cost (\$0.03715 per kWh)		29.05
Taxable Fuel Cost (\$0.00511 per kWh)		4.00
City of Jacksonville Franchise Fee		3.25
Gross Receipts Tax		2.86

Total Current Electric Charges \$ 114.32**CONSUMPTION HISTORY**
 Water Tens Gal
 Electric kWh


	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	8,802	9,241	8,792	303
Total Gallons Used	45,000	355,000	324,000	11,172



INVOICE

Page 1 of 2

Customer ID:**28-16690-73007**

Customer Name:

WYNNFIELD LAKES CDD

Service Period:

09/01/25-09/30/25

Invoice Date:

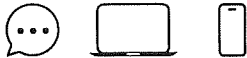
08/26/2025

Invoice Number:

9754104-2224-3

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (904) 260-1592****Your Payment is Due****Sep 25, 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**\$290.78**

If payment is received after
09/25/2025: **\$ 298.05**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
292.13		(292.13)		0.00		290.78		290.78

IMPORTANT MESSAGES

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



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

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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/26/2025	9754104-2224-3	28-16690-73007
Payment Terms	Total Due	Amount
Total Due by 09/25/2025	\$290.78	
If Received after 09/25/2025	\$298.05	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$290.78.

2224000281669073007097541040000002907800000029078 3

10290C79

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	09/01/25		1.00	12.96
6 Yard Dumpster 1X Week	09/01/25		1.00	202.55
Energy Surcharge				33.02
DUVAL CM 17% FRANCHISE FEE				42.25
Total Current Charges				290.78

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

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

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us Visit wm.com/MyWM Create a My WM account to receive bill alerts, pay bills online, and track your account activity. For more information, visit wm.com/MyWM.	Your Payment is Due 10/25/2022 If payment is received after 10/25/2022, \$128.45	Your Total Due \$123.45
--	--	-----------------------------------

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

DETAILS OF SERVICE				
Details for Service Location: Stymore, John, Town and Country Way, Point Park MI 55100-2827		Customer ID: 21-51899-22722		
Description	Date	Ticket	Quantity	Amount
96 Gallon Hour	09/01/25		1.00	12.96
ADJ STATE SOLID WASTE TAX @ 75%				21.59
COUNTY ENVIRONMENTAL CHARGE				12.35
Total Current Charges				\$123.45

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

New Payment Platform

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

**Expanded payment options.**

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

☐ Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .		☐ 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 or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account	
State		Holder Signature	
Zip			
Email			
Date Valid			

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

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

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