

*Wynnfield Lakes
Community Development District*

September 16, 2026

AGENDA

**Wynnfield Lakes
Community Development District**

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

September 9, 2026

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 Audit Committee and Board of Supervisors Meetings are scheduled to be held **Wednesday, September 16, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.**

Following are the agendas for the meetings:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the July 22, 2026 Meeting
- IV. Discussion of Geese Control Proposals
- V. Consideration of Proposal from Vesta for Fiscal Year 2027
- VI. Consideration of Resolution 2026-13, Declaring Vacancies in Seats 2 and 4 as of November 17, 2026
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Update on Erosion Project
 - C. District Manager – Consideration of Goals & Objectives for Fiscal Year 2027
 - D. General Manager
 - 1. Report
 - 2. Proposals for Removal of Ferns from Palm Trunks

3. Proposal for Removal of Pine Tree Debris at 12129 Emerald Green
4. Proposal for Trimming of Palm Trees
5. Proposals for Fiberglass Tank Repair
6. Proposal for Holiday Lighting and Decor

VIII. Public Comments / Supervisors' Requests

IX. Other Business

X. Financial Reports

A. Financial Statements as of August 31, 2026

B. Assessment Receipts Schedule

C. Check Register

XI. Next Scheduled Meeting – Wednesday, November 18, 2026 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224

XII. 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, July 22, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.

Present and constituting a quorum were:

Jeff Lawton	Chairman
Luis Diaz-Rodriguez	Vice Chairman
Mark Oliver	Supervisor
Kristi Sweeney	Supervisor

Also present were:

Mary Grace Henley	District Counsel
Ross Miller	District Engineer
Lina Hernandez	General Manager
Winslow Wheeler	Vesta Property Services
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

The following is a summary of the discussions and actions taken at the July 22, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:05 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes

A. May 20, 2026 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 May 20, 2026 meeting were approved as presented.

B. May 20, 2026 Audit Committee Meeting

There were no comments on the minutes.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor the minutes of the May 20, 2026 audit committee meeting were accepted as presented.

C. June 24, 2026 Special Board Meeting

There were no comments on the minutes.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the June 24, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12,
Designating Officers**

Mr. Laughlin stated that the purpose of this resolution is to designate a Chair. It was noted Mr. Dickinson previously stated he was willing to serve as Chair.

Dr. Sweeney asked if Mr. Dickinson signed any documents relating to the bonds.

Mr. Laughlin responded that Mr. Dickinson did sign documents that had to be signed to keep the bond timeline on track, however the documents are not valid unless the Board approves all of the documents at this meeting. It was noted the documents could be resigned if needed.

Dr. Sweeney asked that it be made clear in the minutes that the Board would be retroactively authorizing Mr. Dickinson to execute the documents since it was not done during the prior meeting.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with three in favor and Mr. Diaz-Rodriguez opposed, authorizing Supervisor Dickinson to sign the bond documents was approved 3-1.

Mr. Diaz-Rodriguez nominated Mr. Lawton for Chair.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor designating Jeff Lawton as Chair was approved.

Mr. Diaz-Rodriguez stated that he was willing to continue serving as Vice Chair.

Mr. Laughlin stated that Dr. Sweeney would serve as an Assistant Secretary going forward and the remaining slate of officers would stay the same.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor Resolution 2026-12, designating officers as detailed above was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Engineer's Report Dated May 20, 2026

Ms. Henley stated that the legal description has been added to the engineer's report since the last time the report was presented.

B. Special Assessment Methodology Report for the Special Assessment Revenue Refunding Bond, Series 2026 Dated July 22, 2026

Mr. Laughlin provided an overview of the report. The annual debt service assessment for the Series 2014 bonds would be reduced by \$72, while the Series 2026 bonds would total \$194 per year, per unit.

C. Consideration of Award Resolution 2026-08

Ms. Henley stated that the purpose of this resolution is to set forth the terms of the sale of the bonds and award in the bonds in accordance with the term sheet approved at the last meeting. The resolution also authorizes the forms of indentures that govern how the money is used for the bonds and how that money is moved around, as well as approves the engineer's report and special assessment methodology report.

On MOTION by Mr. Oliver seconded by Mr. Lawton with three in favor and Dr. Sweeney opposed, award Resolution 2026-08 was approved 3-1.

D. Consideration of Supplemental Resolution 2026-09

Ms. Gentry Henley stated that the supplemental assessment resolution affirms the engineer's report, affirms the assessment methodology report, makes findings that supports the

bonds, reaffirms what was done with the Series 2014 bonds, sets the par amount of the bonds consistent with the term sheet and lays out how the assessments will be collected and allocated.

On MOTION by Mr. Lawton seconded by Mr. Oliver with three in favor and Dr. Sweeney opposed, the supplemental assessment resolution 2026-09 was approved 3-1.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

Mr. Laughlin reminded the Board that Grau & Associates was selected as the audit firm at a previous audit committee meeting. The engagement letter authorizes the audit firm to begin the 2026 audit once the fiscal year ends.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the engagement letter with Grau & Associates was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Renewal of Agreement with Goose Masters

Mr. Laughlin presented the agreement to renew services with Goose Masters for a two-year period for a total of \$16,640 per year.

Mr. Diaz-Rodriguez expressed concern that the geese are not being eradicated from the community and results are not being seen for the money that is being paid.

Ms. Hernandez suggested asking a representative from Goose Masters to attend the next meeting to answer any questions the Board has.

This item was tabled.

EIGHTH ORDER OF BUSINESS

Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget and Imposing Special Assessments

Mr. Laughlin stated that there was no increase in assessments proposed in the budget.

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

Trafton Taylor asked about the increase in the bonds.

Mr. Laughlin responded that the assessment methodology report shows the assessments associated with the bonds. The debt service assessment would go from \$1,572 down to \$1,440 for single-family homes with the refunding. The new bonds would be \$210 per year (gross), and the operations and maintenance assessment would be \$1,650. The net result would be an increase of \$120.

Trafton Taylor suggested increasing the reserve fund contribution to fund any future issues with the drainage ditch.

Mr. Laughlin responded that the budget does include a contribution to the reserve fund, which would increase the total balance to \$356,000. The budget could no longer be increased given that the high watermark was already approved, but the Board can consider the increase next year.

A resident asked when the erosion project will begin.

Mr. Miller responded that the permitting process would take around 30 days and then Corecon will need to provide their schedule.

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

A. Consideration of Resolution 2026-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Lawton seconded by Mr. Oliver with all in favor Resolution 2026-10, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

B. Consideration of Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Oliver seconded by Mr. Lawton with all in favor Resolution 2026-11, imposing special assessments and certifying an assessment roll was approved.

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

Ms. Gentry informed the Board that the e-bike bill and the bill to increase to sovereign immunity limits were both vetoed by the Governor. Next, Ms. Gentry reminded the board members to complete four hours of ethics training prior to December 31st.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Discussion of the Fiscal Year 2027 Meeting Schedule

Mr. Laughlin presented a proposed meeting schedule including meetings every other month on the third Wednesday at 6:00 p.m. The March meeting date would be moved to March 24th to avoid holding a meeting during spring break.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor the fiscal year 2027 meeting schedule was approved as presented.

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. Proposals for Playground Mulch

Ms. Hernandez presented two proposals to replenish the playground mulch totaling \$2,700 and \$3,762.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor purchasing 60 yards of mulch from U.S. Mulching at a unit price of \$60 was approved.

3. Proposals for Pool Filter Grids

Ms. Hernandez presented four proposals to replace the pool filter grids ranging from \$1,404 to \$2,500.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor the proposal from Big Z Pools totaling \$1,299.75 was approved.

Next, Ms. Hernandez informed the Board Comcast has offered a reduced fee down to \$398 in return for a three-year contract.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the three-year contract with Comcast at \$398 per month was approved.

Mr. Diaz-Rodriguez asked for an update on the weeds in the ponds.

Ms. Hernandez responded that she has requested additional treatments.

Dr. Sweeney asked that the pool be cleaned better as it appears to be stained.

TENTH ORDER OF BUSINESS

Public Comments / Supervisor's Requests

Dr. Sweeney encouraged community members to lobby to the county commissioners for stormwater management improvements.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2026

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 2026 assessments are 100% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$104,372.37 was included in the agenda package.

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

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 16, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224

FOURTEENTH 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

FOURTH ORDER OF BUSINESS

Winnfield Lakes CDD—Goose Masters of Northeast Florida

Client beginning September 2018

Nesting counts

2019- 15 nests	2022- 2 nests	2025- 0
2020- 8 nests	2023- 1 nest	2026- 0
2021- 3 nests	2024- 1 nest	

May 2026

- Total days in the month: 31
- Days geese were seen on site: 16
- Total days on site: 24
- Total runs (some days had multiple visits): 27

June 2026

- Total days in the month: 30
- Days geese were seen on site: 12
- Total days on site: 24
- Total runs (some days had multiple visits): 26

July 2026

- Total days in the month: 31
- Days geese were seen on site: 15
- Total days on site: 25
- Total runs (some days had multiple visits): 29

August 2026

- Total days in the month: 31
- Days geese were seen on site: 10
- Total days on site: 25
- Total runs (some days had multiple visits): 28

Proposed contract renewal November 1, 2026 through November 28, 2028 (2 year renewal)

- Humane option for the Canada Geese.
- Continuous service for deterrence of Canada Geese, wild animals will choose where they go. We also increase visits during migration and nesting seasons.
- On site at a minimum of 4 times per week, constantly changing our times and routes through the neighborhood to keep the geese on the move.
- We return to sites when notified of geese. We try to return the same day but will adjust the following days schedule to try and catch the geese coming in.



GOOSE MASTERS of Northeast Florida, LLC
1820 State Road 13N Ste 1146
Saint Johns, FL 32259
(904) 806-0620
Colleen@goosemasters.com

June 15, 2026

Renewal of Canada Goose Control Submitted by Goose Masters of Northeast FL

For: Wynnfield Lake CDD. Site Location: 12319 Wynnfield Lakes Dr Jacksonville FL 32246

INTRODUCTION: Goose Masters of Northeast Florida, and its employees, are fully aware that Canada geese are considered a protected species by the Federal Government, that it is illegal to harm, catch or transport geese, it is illegal to touch, destroy or move a nest without a permit, and that it carries a fine of \$300 - \$1,200.00. Federal and local Fish and Wildlife Services are aware of our techniques and are fully supported. The Border Collies herding instincts along with their wolf like glance called "eye" influence the geese into flight. The dogs work with their handler, (not on their own), and can be called off the geese at any time.

SERVICE DETAILS: Goose Masters provides environmentally safe and humane Canada goose control using trained working border collies. Goose Masters will visit your property several times per week (minimum of 4) and multiple times a day when necessary for maximum effectiveness. The time and days we visit will change according to the habits of the geese. The dogs will quickly and quietly work on land as well as in the water. Goose Masters has found that in order for goose control to be most effective the geese must be cleared from the ponds by the "dogs herding instincts". If geese are not cleared from the ponds they may reenter the grassy areas shortly after the dogs leave.

Note: In Florida, ponds will be evaluated prior to dogs entering due to wildlife (poisonous snakes-gators) considerations. Geese will be safely removed from ponds by a combination of dogs, kayak, and/or remote-controlled boat.

Service Areas: Pond (3), grass areas, around buildings, playing field and surrounding parking lots

Service Plan Contract Period: Renewal of: 2 years at \$320 per week or \$16,640 per year.

*Egg Addling Services are available. Only available if under contract and Servicing from March through June, and property must be registered for addling with US Fish and Wildlife (RCGR - Resident Canada Goose Registration). Goose Masters of Northeast Florida, LLC must be listed as Contractor to carry out Addling.

SATISFACTION GUARANTEED:

If you are not satisfied with our service either party may terminate this Contract with a 60 day written notice

CLIENT RESPONSIBILITIES:

Client agrees to notify Goose Masters 24 hours in advance of any Trapping Devices used for Wildlife Control that may be dangerous to our dogs.

TERMS AND CONDITIONS:

Billing Monthly, Payment Due On Receipt of Invoice.

To Start Service, sign and date below.

In witness whereof, the parties hereby agree to the terms and conditions of this proposal.

Service Agreement Effective from: Date: 11/1/26 to Date: 10/28/28

GOOSE MASTERS OF NORTHEAST FLORIDA, LLC.

Wynnfield Lakes CDD

Print Name: Colleen Sharp

Print Name: _____

By _____ Date _____

By _____ Date _____



Canadian Goose Control Program

Coastal Wildlife and Pest Control Services

5783 Mining Terrace, Suite 8

Jacksonville, FL 32257

License #: JB333916



Canadian Goose Control Program

Proposal valid until Sep. 12th, 2026

Prepared For

Vesta Prop. Services - Wynnfield Lakes

Lina Hernandez

12319 Wynnfield Lakes Drive, Jacksonville, FL 32246

Prepared By



Coastal Wildlife and Pest Control Services

Keith Harrell

License #: JE239859

Phone: (904) 677-5448

Date and Time: 8/14/2026, 10:15:03 AM

Inspection Results:

After speaking with the General Manager, Lina, the primary focus of our program will be around the club house area and the field to the right, East, of the building. Along the water line of the field and behind the pool/ playground, and 6 parking lot island areas.

*Paved areas or sidewalks cannot be treated. *Residents are responsible for their property.

Why Hire A Professional?

A persistent goose population in and around a parking lot or workplace can create serious safety, health, and liability concerns. Geese are highly territorial and can become aggressive, especially during nesting season, posing a direct risk to employees, visitors, and customers. Their droppings not only create an unsightly mess but also contribute to slippery surfaces, increasing the risk of slip-and-fall accidents. Additionally, accumulated droppings harbor bacteria and parasites that can pose health risks to those frequently exposed to the area.

Attempting to manage a geese problem without professional guidance can often lead to ineffective or short-term solutions, allowing the birds to quickly return and reestablish their presence. Geese are federally protected under the Migratory Bird Treaty Act, meaning improper handling or harassment could result in legal consequences. A professional geese control program ensures compliance with wildlife regulations while employing safe, humane, and environmentally responsible deterrent methods.

Our **Ground-Based Geese Control Program** focuses on strategic repellent applications and habitat modifications to discourage geese from congregating in high-traffic areas. We utilize **eco-friendly, odorless, and waterproof deterrents** that condition geese to avoid treated locations while remaining completely safe for people, pets, and the environment. These deterrents alter the appearance and taste of treated areas, creating an unwelcoming environment for geese without causing them harm.

By partnering with a professional, you gain access to **proven expertise, industry-leading deterrents, and ongoing maintenance plans** that keep geese from becoming a recurring issue. Our structured approach not only removes the immediate geese problem but also prevents future infestations, ensuring a safer and cleaner workplace for everyone.



ABOUT COASTAL WILDLIFE AND PEST CONTROL SERVICES

Protecting Homes. Restoring Peace of Mind.

Based in the heart of Northeast Florida, **Coastal Wildlife & Pest Services** is a locally owned and operated company built on integrity, professionalism, and expertise. We're not just a service provider — we're a trusted partner dedicated to protecting homes, families, and businesses from pests, wildlife, and termites through proven, ethical, and long-term solutions.

Our team is made up of highly trained professionals who take pride in doing things the right way — every time. From licensed wildlife specialists to certified pest and termite technicians, each member of our Coastal team shares one mission: to deliver expert solutions with genuine care and respect for both our customers and our community.

We're proud to be recognized and certified by leading industry organizations, including the **National Wildlife Control Operators Association**, the **National Pest Management Association**, and the **Florida Pest Management Association**. These affiliations ensure our work meets the highest professional and ethical standards — backed by full licensing, insurance, and ongoing technical training.

At Coastal, we believe that hiring the right company for your pest or wildlife issue isn't just about getting results — it's about **trust, transparency, and long-term protection**. Every inspection, treatment, and exclusion project we perform is guided by our core values of **Integrity, Excellence, Precision, Responsiveness, Development, and Accountability**.

Our reputation speaks for itself. With hundreds of satisfied customers and a **5-star Google rating**, homeowners throughout Northeast Florida choose Coastal because we deliver quick, safe, and lasting results — without shortcuts or surprises.

When you choose Coastal Wildlife & Pest Services, you're choosing a company that stands behind every job, protects what matters most, and treats your property like it's our own.

Expert. Ethical. Effective. That's Coastal.



SERVICE DESCRIPTION

Canadian Geese Control Program

Comprehensive Geese Control Program

Implementing a comprehensive geese control service plan that combines targeted deterrent applications with active population disruption strategies can significantly reduce geese activity and prevent long-term habitation on your property.

1. Site Assessment

Objective:

Evaluate the extent of the geese problem, identify high-activity areas, and determine the most effective combination of deterrent strategies.

Actions:

-

- Conduct a thorough survey of the property to identify geese congregation areas, nesting zones, and feeding locations.
- Assess environmental attractants such as water features, turf conditions, line-of-sight visibility, and open grazing areas.
- Develop a phased control strategy designed to rapidly reduce the current population and prevent re-establishment.

2. Initial Population Reduction (Active Deterrence Phase)

Objective:

Quickly disrupt and disperse the existing geese population using active, technician-driven deterrent methods.

Manual Laser Deterrent Service:

As part of the initial control phase, manual laser deterrent applications are utilized to aggressively pressure geese and force relocation from the property.

Features:

- Silent, non-lethal, and highly effective visual deterrent.
- Creates a perceived physical threat that geese instinctively avoid.
- Particularly effective during low-light conditions (early morning and evening) when geese are most active but can be employed at any point in the day time.

Application Approach:

- Performed by trained technicians during strategic time windows for maximum impact.
- Focused on high-activity areas including open turf, water edges, and known congregation zones.
- Conducted as needed during the initial phase to rapidly reduce the on-site population.

Ongoing Use:

- Continued on an as-needed basis, as determined by the service technician.
- Deployed proactively when new geese activity is observed to prevent re-establishment.

3. Application of Goose Repellents

Objective:

Establish long-term habitat modification by making the property undesirable for feeding and grazing.

Features:

- Eco-friendly, odorless, waterproof, and safe for people and pets.
- Contains anthraquinone, which creates a natural digestive deterrent, conditioning geese to avoid treated areas.
- Alters the visual appearance of turf, reinforcing avoidance behavior.

Application Steps:

- Apply using commercial-grade spray equipment in accordance with manufacturer specifications.
- Target high-traffic feeding and resting areas identified during the site assessment.
- Reapply every 3–4 weeks, or as needed based on weather conditions and grazing pressure.

4. Maintenance & Monitoring Program

Objective:

Maintain control of the population and prevent future infestations through consistent monitoring and adaptive treatment.

Monthly Service:

- Reapplication of chemical deterrents as needed.
- Inspection of property for new or returning geese activity.
- Adjustment of treatment zones and strategies based on observed patterns.
- Deployment of laser deterrent services when activity levels warrant additional intervention.

Seasonal Adjustments:

- Increase deterrent intensity prior to nesting season and during peak migration periods.
- Implement proactive measures to prevent nesting and long-term habitation.

5. Compliance & Safety Considerations

Objective:

Ensure all services are performed in accordance with wildlife regulations while maintaining safety for people and non-target species.

Actions:

- Adhere to all local, state, and federal guidelines regarding migratory bird management.
- Obtain any required permits prior to implementing control measures.
- Communicate with property stakeholders to ensure awareness of service activities.

Program Outcome

By combining immediate population disruption through manual laser deterrence with long-term habitat modification using repellents, this program aims to deliver both rapid results and sustained control—reducing geese presence while working to prevent future reoccurrence.



INSPECTION PHOTOS



Photo #1



Photo #2



Photo #3

Field from parking lot



Photo #4

Waterline by field



Photo #5

Outside rear fence



Photo #6

Island



Photo #7

Island



Photo #8

Island



Photo #9

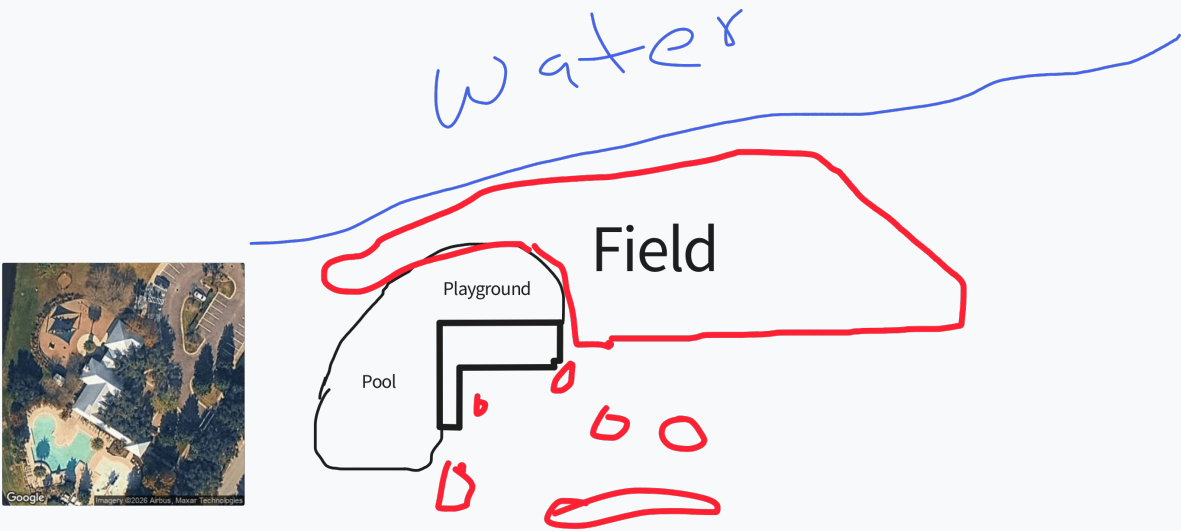


Photo #10



DRAWINGS

Diagram #1: Clubhouse and field





PRICING

Canadian Goose Control Program	Initial/One-Time	Recurring
Canadian Geese Control Program	\$1,190.00	\$358.00/month
Total	\$1,190.00	\$358.00/month

Additional Details
Notes For Technician Regarding Application Of Deterrents Treatment will be the turf field next to the club house, along the water (10' from the water line), along the outside back edge of the playground and pool fence, and the islands inside the parking lot. Total square footage is 30k (2/3 acre).

Products & Pests Treated	
Canadian Geese Control Program	Flight Control Max Canadian Geese



SERVICE AGREEMENT

General Service Agreement – All Services

General Service Agreement - All Services

- By signing this agreement, I certify that as the Owner/Agent of the property listed above, I have the power to sign, execute and be bound legally by this Contract, and to enter this contract with Coastal Wildlife Services for the services provided hereunder.
- Authorization: The Client and Liable Third Party authorize the Company to enter the property, supply all equipment and perform all labor necessary to complete the initial inspection. If there is a liable Third Party, it is understood the Liable Third Party is hereby responsible for payment for the services and charges provided and assessed as part of the Work under this contract. It is understood that the Client is personally responsible for any and all costs, charges, deductible or depreciation not covered by the Liable Third Party. Said payments shall be tendered prior to any work beginning on the property or structure.
- Limited Liability: The Company does not move electronics, appliances, pianos, pool tables, grandfather clocks, aquariums, waterbeds and/or any other miscellaneous or general breakable items. If the Client requests any person or persons from the company to move such items, the Client and Liable Third Party hereby agree to release and hold the Company harmless and indemnify the Company against any claims or actions that may result from the request.
- Trapping and Other Equipment Policy: The Client and Liable Third Party understand that animal traps, laser equipment, physical deterrents, repellents, and other materials may be used as part of the service plan to address nuisance wildlife. The Client and Liable Third Party will not touch, move, or interfere with any equipment unless specifically directed to do so by the Company. The Client and Liable Third Party are responsible for the loss, damage, or theft of any equipment belonging to the Company while it is on the property, provided the equipment is not covered under warranty, and will take reasonable precautions to ensure its protection. If any non-warranty-covered equipment is lost, damaged, or stolen due to negligence, a reasonable fee will be charged to the Client and billed to the credit card we have on file. In the event the Client cancels services, the Company will remove all equipment installed or placed on the property, including but not limited to animal traps, laser equipment, physical deterrents, and repellents. All equipment remains the property of Coastal Wildlife & Pest Services and will be removed promptly after service cancellation.
- Initial Credit Card Authorization: I approve Coastal Wildlife & Pest Services LLC to charge my credit card for the amount listed on the estimate above prior to services being rendered or any work starting on the property or structure. Customer agrees to place, and maintain, a valid credit card or ACH banking information on file, which will be kept digitally encrypted in

Coastal Wildlife & Pest Services' Case Management Software and used for recurring payment of monthly fees. By signing below customer authorizes Coastal Wildlife & Pest Services to charge their credit/debit card on file for the initial charges and for monthly renewals until service is cancelled in writing.

- **Stop Work-Hold Harmless:** If the Company is not allowed to perform its recommended procedures, the Client and Liable Third Party agree to release and hold the Company harmless, and indemnify the Company against any claims or actions that may result from such incomplete procedures.
- **Limitation of Liability for Pre-Existing and Service-Related Damage:** Coastal Wildlife & Pest Services is not responsible for any damage caused by wildlife, insects, or other pests before, during, or after the provision of our services. This includes, but is not limited to, structural damage, contamination, or any other harm caused by pests before service initiation, any incidental damage that may occur as a result of necessary pest exclusion or remediation efforts, and any new or continued pest-related damage after service completion. While we strive to provide effective pest management solutions, we do not guarantee that future pest activity or related damages will not occur. Customers are responsible for addressing any necessary property repairs or structural reinforcements needed to prevent future infestations.
- **Force Majeure:** The Company shall not be responsible for delays or failure in performance resulting from acts beyond its reasonable control. Such acts shall include but are not limited to, unavailability of equipment, acts of God, war, riot, actual or threatened acts of terrorism, labor or energy stoppages, government actions, fires, floods, utility failures and earthquakes.
- **Limitations on Liability:** In the event that any of the exclusions in this Agreement do not apply for any reason, to include Coastal Wildlife & Pest Services' negligence or breach of this Agreement, Coastal Wildlife & Pest Services' liability for any claim whatsoever is limited to the actual amount paid by Customer for the services Coastal Wildlife & Pest Services has performed within the twelve (12) months immediately preceding the first claim related to the services. This Agreement is not intended to benefit any person or entity other than the named Customer or subsequent Transferee. Coastal Wildlife & Pest Service disclaims any liability for special, incidental, or consequential damages, the guarantees stated in the contract are given in lieu of any other guarantee or warranties, expressed or implied, including any warranty of warranty of merchantability or fitness of a particular purpose.
- **Duty to Avoid Conducive Conditions:** Customer agrees to cooperate with Coastal Wildlife & Pest Services during the term of this Agreement by avoiding and eliminating those conditions or factors that might contribute to a general insects and/or Subterranean Termite infestation or disrupt the effectiveness of the treatments. These conditions include, but are not to be limited to, construction defects, wood, trash, Exterior Insulation and Finish System (EIFS), an application of Closed Cell or Open Cell Spray Foam insulation (Polyurethane based products, Polystyrenes, Polyisocyanurates, Polyisocyanurates and all similar materials collectively referred to as foam materials) to a crawlspace area, attic area, or an area behind any type of siding which limits or prohibits an adequate treatment

or inspection, crawlspace encapsulation systems which limit or prohibit an adequate treatment or inspection of a crawlspace area, stucco below grade, direct wood to soil contact, tree stumps, standing water or above ground moisture accumulations caused by any natural or man-made source. Such moisture accumulations include, but are not to be limited to, condensation, leaks from exterior walls, windows, doors, roofs, skylights, chimneys, gutters, down spouts, plumbing, plumbing fixtures, sprinkler systems, moisture trapped by foam materials, air conditioning and heating systems (including condensate drains and duct work) or inadequate ventilation. In no event is Coastal Wildlife & Pest Services responsible any additional service or damage to the Structure(s) or its contents resulting from conditions conducive to Subterranean Termite infestation. Customer agrees to eliminate any conducive conditions identified within sixty (60) days of Coastal Wildlife & Pest Services' written notification of such conditions. Customer's failure to eliminate the conducive condition within sixty (60) days of Coastal Wildlife & Pest Services' written notification will render this Agreement voidable, in whole or part, by Coastal Wildlife & Pest Services.

Failure of Coastal Wildlife & Pest Services to note any of the above conditions to the Customer does not alter Customer's responsibility under this paragraph.

- **Modifications or Alterations to Structure(s):** This Agreement only covers the original configuration of the Structure(s) identified above as of the date of this Agreement. No fences, detached garages or out-buildings at above treatment addresses are included in this contract unless specified in writing in this contract. The Customer shall provide notification to Coastal Wildlife & Pest Services, in writing, prior to any alteration, addition, modification or change to the Structure(s), to include, but not limited to, the application of Closed Cell or Open Cell Spray Foam insulation, the installation of a crawlspace encapsulation system, any disruption of the applied treatment(s) or soil surrounding the foundation of the Structure(s). Coastal Wildlife & Pest Services shall have the right to terminate this Agreement if Customer fails to provide written notice of any alteration, addition, modification or change to the Structure(s), or disruption of the applied treatment or soil surrounding the foundation of the Structure(s). Any additional treatment or service required due to an alteration, addition, modification or change to the Structure(s) will be provided by Coastal Wildlife & Pest Services at Customer's expense. Customer agrees that Coastal Wildlife & Pest Services shall have the right to charge an additional fee or increase the renewal fee stated on the front page of this Agreement, or both, as a result of such alteration, addition, modification, or change to the Structure(s), or disruption of the applied treatment or soil surrounding the foundation of the Structure(s) that occurs while this Agreement is in effect.

- **Applicable Law/Change in Law:** The Company, Client and Liable Third Party agree that the validity, interpretation and performance of the Contract and all other written agreements (if any) made pursuant or in relation hereto, will be governed by and construed in accordance with the laws of the State of Florida. If any provision of the Contract is found by a court of competent jurisdiction to be invalid, the parties nevertheless agree that the court should endeavor to give effect to the intentions of the parties as reflected in the provisions and the allocation of risks set forth in the Contract, and agree that the remaining provisions of the Contract remain in full force and effect. Should any federal, state or local law or regulation change affecting this Agreement or the services or treatment provided thereunder,

Coastal Wildlife & Pest Services is authorized to take any action necessary to bring itself into compliance with said laws. If Coastal Wildlife & Pest Services cannot modify the terms of this Agreement or its services or treatment in order to comply with such change in the law, then Coastal Wildlife & Pest Services reserves the right to immediately terminate this Agreement. This contract shall be interpreted, regulated and adjudicated in accordance with applicable federal, state and local laws and regulations as they exist at the time this contract is executed.

- **Chemical Sensitivity:** If Customer or an occupant of the Structure(s) knows, or believes, that he or she may be sensitive to pesticides, written notice must immediately be provided to Coastal Wildlife & Pest Services prior to any treatment or retreatment performed on the Structure(s). Coastal Wildlife & Pest Services reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification represents Customer and occupants' assumption of the risk and waiver of any claims against Coastal Wildlife & Pest Services in connection with such sensitivity. Customer further agrees to indemnify, protect and hold harmless Coastal Wildlife & Pest Services from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by Customer or other occupants of the Structure(s), if Customer fails to provide the above written notice.
- **Transferability:** This Agreement is transferable to a new owner of the Structure(s) at Coastal Wildlife & Pest Services' discretion. If Coastal Wildlife & Pest Services consents to such transfer, they may charge a transfer fee and adjust the monthly renewal fee.
- **Price Increases:** Coastal Wildlife & Pest Services agrees to hold the pricing on the front and back of this agreement without any increases for the first year of service after the date of this agreement. After one year, Coastal Wildlife & Pest Services can increase the pricing at their discretion by giving notice to the customer prior to the increase.
- **Media Consent and Authorization:** The Client grants Coastal Wildlife & Pest Services permission to photograph and film the premises during service visits. These photographs and videos may be used by Coastal Wildlife & Pest Services for purposes of quality control, documentation, and promotional materials, including but not limited to marketing, training, and social media. The Client understands that any identifiable images will be handled professionally, and no personally identifiable information will be disclosed. The Client may withdraw this consent in writing at any time; however, any previously captured media may still be used in accordance with this agreement.
- **Binding Arbitration:** Subject to Coastal Wildlife & Pest Services' right to file suit for non-payment pursuant to Paragraph 16, the customer and Coastal Wildlife & Pest Services agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of this contract or to the treatment of or rendering of services to the identified property in any way, whether by virtue of contract, tort or otherwise, shall be settled exclusively by arbitration. The arbitrator shall be a licensed legal representative, independent, mutually agreed upon, and to the greatest extent

possible, be knowledgeable in pest control and building construction matters by education, experience, licensing and training to deal with the issues and claims presented. The arbitrator(s) shall be bound by rules of substantive law of the state of Florida and shall not be bound by the rules of evidence, whether or not set out by statute, except for provisions relating to privileged communications. The arbitrator shall give effect to any and all waivers, releases, disclaimer, limitations and other terms and conditions of this Contract. Therefore, the award shall not, and the arbitrator shall not have the power or authority to, hold Coastal Wildlife & Pest Services responsible for (i) the repair or replacement of any damage to the identified property (ii) loss of anticipated rents and/or profits (iii) indirect, special, incidental, consequential, exemplary or punitive damages. Each party shall be responsible for paying their attorney's fees, expert witness fees and other expenses it incurs on its behalf in connection with the arbitration, plus one half the arbitrator's fees and expenses incurred by the arbitrator, and the award shall assess the arbitrator's fees and expenses accordingly. Any award of damages pursuant to such arbitration shall be included in a written decision which shall state the reasons upon which the award was based, including all the elements involved in the calculation of any award of damages. Neither party shall sue the other party with respect to any matter in dispute between the parties other than for enforcement of this arbitration provision or of the arbitrator's decision and a party violating this provision shall pay the other party's costs, including but not limited to, attorney's fees, with respect to such suit and the arbitration award shall so provide. Such arbitration shall be conducted in Duval County, Florida, using the substantive law of Florida governing the issue or claim in dispute. This arbitration provision shall survive cancellation, expiration, or termination of this Agreement.

- **Billing/Termination:** The initial term of this Agreement is for one year from the date of treatment. This will be paid in 12 monthly payments which will be automatically charged to the credit card on file on the first or the 15th day of every month. If we terminate your service for nonpayment or other default, or if you terminate your service for any reason prior to the initial 12 month service period, you agree to pay Coastal Wildlife & Pest Services an early termination fee of \$495.00. After the initial term of this agreement, the monthly renewal will be automatically deducted from the pre-authorized account on a month-to-month basis unless terminated in writing 30 days in advance of the next billing date. This warranty/ agreement automatically renews monthly upon payment of the renewal fee, however, **either party may cancel this agreement at any time** by sending 30-day notice in writing to the other. Customer agrees to pay all balances due up to that point in time. Coastal Wildlife & Pest Services' responsibilities, duties, obligations, and any liabilities under this Agreement shall be terminated if Coastal Wildlife & Pest Services is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Agreement by reasons or circumstances beyond its control or by the Customer's interference or refusal to provide Coastal Wildlife & Pest Services with access to Structure(s). Customer agrees to provide unimpeded access to the treated Structure(s) on the property for any inspections or treatment as deemed necessary by Coastal Wildlife & Pest Services. If payment for services are not received by the due dates on this agreement, Coastal Wildlife & Pest Services' responsibilities, duties, obligations, and any liabilities under this Agreement shall also be immediately terminated.

- **Non-Payment/Right to Lien:** Notwithstanding any provision within this Agreement to the contrary, Coastal Wildlife & Pest Services may initiate a legal action to recover all unpaid balances. In the event a collection service is utilized or legal action becomes necessary to recover unpaid balances, Customer will be responsible to pay all expenses associated with said collection, including attorney's fees and costs. In the event that Customer fails to pay any sum due and owed under the terms of this Agreement, Coastal Wildlife & Pest Services has the right to immediately place a lien on Customer's property at the maximum interest allowed by law and terminate this Agreement and warranty.

- **Customer Requested Products & Material** - The Client acknowledges and agrees that Coastal Wildlife & Pest Services is not responsible for any damages to the structure resulting from the use of any products or materials that the Client has specifically recommended or insisted upon. By requiring the use of such products or materials, the Client assumes full responsibility for any potential risks or consequences associated with their application. The Client agrees to hold Coastal Wildlife & Pest Services, its employees, agents, and representatives harmless from any and all claims, damages, liabilities, or expenses arising directly or indirectly from the use of such products or materials. This provision applies regardless of whether the recommended product or material complies with industry standards or guidelines.

- **Entire Contract:** Attachment(s), if any, together with this Contract signed by Company and Customer at the time the Contract is entered into, constitutes the entire Contract between the parties and no other representations or statements, whether oral or written, will be binding upon the parties.

THERE ARE NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, EXCEPT THOSE SPECIFICALLY STATED HEREIN. THERE ARE NO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

By signing this Contract, I, the Customer, certify that I have read and fully understand the provisions on the front and back of this Contract, and the attached diagram, with all its terms and conditions without limitations, and it being specifically understood that the Company and the undersigned are bound only by the terms of this Contract and not by any other representation(s) oral or otherwise. Further, if the above property is owned by the undersigned and another individual or entity, this Contract binds said parties, or the party or parties to all said provisions and obligations.

- **BUYER'S RIGHT TO CANCEL YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.**

Payment Terms Policy

At Coastal Wildlife & Pest Services, we have a straightforward payment policy to ensure clarity and efficiency for both our clients and our team. We require 100% of the payment to be made prior to the

commencement of any project. This policy helps in streamlining our operations and ensures that we can allocate the necessary resources and attention to your project right from the start. By securing payment upfront, we are able to focus fully on providing the highest quality service without any administrative interruptions. We understand that trust is a key component of our client relationships, and we are committed to delivering exceptional results that justify this upfront investment. Our team is always ready to discuss any concerns or questions you may have about this policy, ensuring that you feel confident and comfortable with the arrangement before we begin our work.

All Sales Are Final. Once The Service Has Started and/or Materials Are Ordered, We Cannot Provide a Refund

Recurring Maintenance Program Agreement Information

Initial Agreement: The initial service agreement lasts for a duration of 12 months. If the agreement is terminated before the end of this period, a cancellation fee of \$495 will be applied to cover administrative and operational costs associated with the early termination.

Month-to-Month Transition: Upon the successful completion of the initial 12-month agreement, the account will automatically convert to a month-to-month agreement, offering continued service without requiring a long-term commitment.

Cancellation Notice: A minimum of 30 days' notice is required for the cancellation of any service agreement, regardless of whether the agreement is in the initial term or has transitioned to a month-to-month plan. This ensures proper processing and prevents billing issues.

Auto Pay Requirement: All recurring maintenance accounts are required to enroll in automatic payment processing. Payments will be billed on the first day of each month to streamline billing operations and ensure uninterrupted service.

Exceptional Circumstances: In situations where cancellation is necessary due to reasons such as relocating to a new residence or significant medical issues, please reach out to our office with the details of your situation. We will review and consider waiving the cancellation fee on a case-by-case basis.

Price Increases

All recurring service agreements are subject to price increases. Our goal is to provide consistent, high-quality service without the need for price adjustments. However, in some cases, price increases may be necessary to maintain the level of service you expect and deserve. If a price adjustment is required for your service agreement, you will be notified by email no less than 30 days prior to the effective date of the adjustment.

Pending Acceptance From

Prepared By

Keith Harrell

Lina Hernandez
Vesta Prop. Services - Wynnfield Lakes
Phone: (904) 885-8832
Email: lihernandez@vestapropertyservices.com
IP Address: Pending
Date and Time: Pending



Coastal Wildlife and Pest Control Services
Keith Harrell
License #: JE239859
Phone: (904) 677-5448
Date and Time: 8/14/2026, 10:15:03 AM



Wildlife Services Proposal

Date: 08/18/2026

12627 San Jose Blvd. Suite 206

Jacksonville, FL 32223

904-859-6585

admin@quick-catch.com

For:

Wynnfield Lakes

12319 Wynnfield Lakes Drive

Jacksonville, FL 32246

From:

Quick Catch Inc

904-859-6585

admin@quick-catch.com

Quantity

Amount

Canadian Goose Capture & Conditioning Program

1

\$2,995.00

Technician travel and repeated conditioning/feeding visits

Feed used during the conditioning process

Installation of drop-net equipment

Relocation and resetting of nets between approximately 3-4 locations as necessary

Continued monitoring of goose activity and adjustment of capture locations

Technician labor associated with preparing and conducting the capture attempts

Removal and breakdown of the net equipment at completion

Goose Removal Fee

TBD

\$95

\$95 per Goose removed

Total

\$2,995.00

**General
Inspection Fee**

-\$89.00

Trapping Total

\$2,906.00

**Customer
Signature**

**Goose
Removal Fee**

TBD

Date

Office:

12627 San Jose Blvd., Ste 206 Jacksonville, FL 32223

Office 904-859-6585

Email: admin@quick-catch.com



Quick Catch

Our Mission

Our mission is to help people by protecting them, while sharing the love and kindness of Christ every chance we get.



Quick Catch Services

- Inspection of Premises
- Inspection of Attic
- Trap Placement
- Wildlife and Animal Removal
- Dead Animal Removal
- Animal Damage Repair
- Animal Intrusion Prevention
- Gutter Cleaning
- Warranty/ Guarantee of All Animal



Wildlife We Remove

- | | | | |
|-------------|-----------|------------|----------------|
| • Armadillo | • Lizard | • Pigeon | • Turkey |
| • Bats | • Mole | • Rabbit | • Wild hog |
| • Beaver | • Mouse | • Raccoon | • Dead Animals |
| • Bobcat | • Nutria | • Rat | |
| • Coyote | • Opossum | • Skunk | |
| • Deer | • Otter | • Snakes | |
| • Fox | • Peacock | • Squirrel | |



Call Us for 24/7 Assistance
(904) 859-6585
www.quick-catch.com

FIFTH ORDER OF BUSINESS

Proposal for Wynnfield Lakes
Community Development District



Vesta Property Services, Inc.

*Your **Community**, Our **Commitment***

245 Riverside Ave #300 | Jacksonville, FL 32202 | 904-355-1831



Trusted full-service community management across Florida, combining local expertise, financial transparency, and responsive service to help communities thrive.

VESTA PROPERTY SERVICES

YOUR COMMUNITY. OUR COMMITMENT.

Association Management

Our full-service association management solutions, partnered with our best-in-class service, will ensure your community runs perfectly.



COVENANT ENFORCEMENT

Vesta utilizes in-house trained licensed managers dedicated to ensuring their clients receive exceptional customer service.



ADMINISTRATIVE SUPPORT

Our administrative team provides services in support of the community's residents and directors.



TECHNOLOGY

We use the best technology in the industry (both external and in-house developed and branded) to maximize our efficiency and effectiveness.

Amenity Management

We listen to what Board members and residents value and do our best to offer it up with professional, service that is unmatched in our industry.



LIFESTYLE PROGRAMS

Celebrations, Games, Parties, and fun, creating fond memories for residents.



AMENITY MAINTENANCE

Experience the peace of mind of knowing your community is truly cared for.



FOOD AND BEVERAGE

Our industry-trained professionals ensure dining operations in your community run smoothly.

District Services

We possess industry leading expertise in government accounting, assessment consulting, records administration and compliance.



MANAGEMENT

Providing a wide range of services to both public and private sector clients and have the requisite know-how to effectively structure public-private partnerships.



RETURN & RESULTS

Maximize assessments by providing services without waste to owners and residents, while being mindful of our overall responsibilities to the District.



RECOGNITION

Recipient of Government Finance Officers Association awards for Annual Budgets and Popular Annual Financial Reports.



July 24th 2026

Re: Wynnfield Lakes Community Development District – Proposal for Contract Renewal

Dear Board of Supervisors,

On behalf of Vesta Property Services, Inc., I am pleased to submit this proposal for professional Amenity Management services for the Wynnfield Lakes Community Development District.

Vesta has been honored to serve as your partner and we remain deeply committed to the Board's vision and the resident experience at Wynnfield Lakes. Our primary objective for this next term is to build upon our existing foundation, further enhancing onsite services and ensuring a seamless, high-quality environment for all residents.

We appreciate the opportunity to continue this collaborative relationship and remain available to adjust our services throughout the year to meet the District's evolving needs. Should you have any questions regarding this proposal or our ongoing service commitment, please do not hesitate to contact me directly.

Thank you for your continued trust and partnership.



Sincerely,

Dan Fagen
Director of Amenity Operations
Vesta Property Services, Inc.
245 Riverside Ave. #300
Jacksonville, Florida 32202



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors** :

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

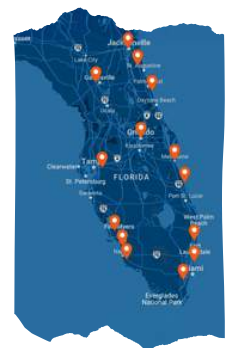
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

STATEWIDE REACH

We have fifteen (15) fully-staffed offices based throughout Florida including Lake Mary, Sun City, and Delray . Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR HISTORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995 	THE LAUNCH OF VESTA PROPERTY SERVICES, INC. In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services – all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.
2011 	AMENITIES LEADERSHIP Vesta acquires Florida's leading, statewide provider of amenities management services – Amenity Services Group, Inc. – specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.
2020 	DISTRICT SERVICES / STATEWIDE OFFICES Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPGF Management & Consulting, LLC – a specialist in district management and financing – in 2020.
Present 	GROWTH Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.

QUALITY ASSURANCE

Vesta's Approach to Quality Assurance

Our local Regional Support Team, in partnership with our onsite teams, Boards, and other stakeholders, have developed scalable and customizable Best Practices tailored to each account and scope-of-service, to ensure an optimal experience for our residents. Our approach has and continues to evolve with feedback, advances in technology, and further experience.

Vesta's approach, while varied in application, is designed to eliminate issues before they occur – or at least quickly and efficiently address them as they are identified – to provide the best possible experience for all stakeholders.

****We do not use all of these tools at every account, but we do use most them at our largest accounts based on amount of resources, scope of services and Board driven priorities to ensure the best use of finite resources.***



NOTE: These 8 components of Vesta's approach to Quality Assurance are explained further on the following pages.

OPERATIONAL ANALYSIS

For new accounts, our regional team will develop an operational analysis plan and timeline (who, what and when) within the first 45 days of starting the contract, to share with the Board prior to implementation. This approach will allow time for familiarization and review of current operations, engagement with all stakeholders, and finally recommendations to "optimize" the overall resident experience, daily operations, and opportunities for financial efficiencies.

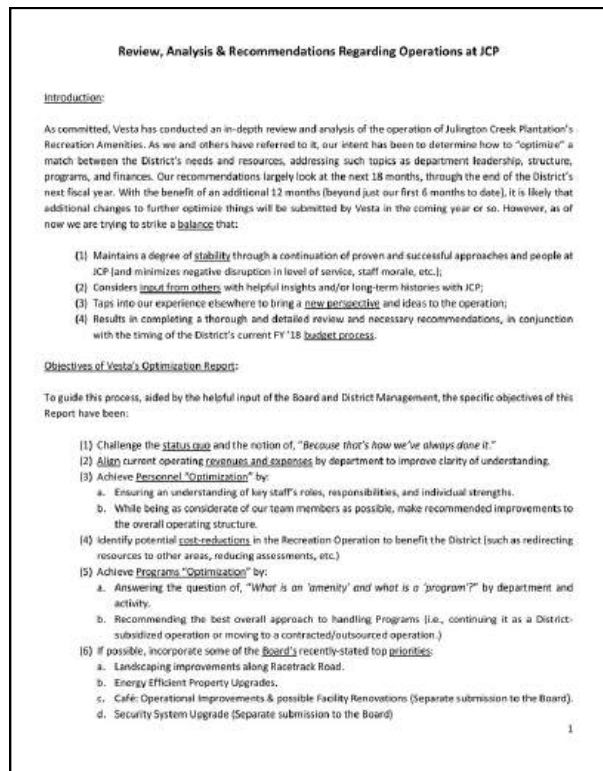
Julington Creek Plantation CDD Example

The most relevant example of this same type of in-depth analysis is our undertaking at Julington Creek Plantation CDD, which at the time we began our operations there was already a 20+-year-old community of nearly 5,900 homes, and largely staffed by CDD-employed associates. Over the course of our first 6 months, Vesta conducted an "Optimization Study," resulting in a detailed, 20-page analysis of all aspects of the amenity/recreation operation along with recommendations.

The implementation of our recommendations resulted in:

- *A savings to the CDD of 23% or \$373,000 annually in 2022 dollars (using a general ledger, line-by-line comparison with the year before we started).*
- *Simultaneously improving stakeholders' (Residents, Board, District Staff, and Vesta onsite team members) satisfaction with our operation.*

(Yes, "the best of both worlds!")



BOARD REPORTING AND ENGAGEMENT

Our onsite management team will provide **weekly and monthly board updates** via email on any items of interest to ensure the whole Board is kept up to speed efficiently. See examples below. Reports can be customized to Board's preference.

Board Reporting Includes:

- Recap of significant operational events
- Highlight upcoming events and recaps of previous events, reporting of all community lifestyle
- Status of projects and ongoing maintenance items
- Update on Board Action Items



Heritage Landing CDD Meeting

December 12, 2024, 1:00 p.m.

Date of Report: December 5, 2024 Todd Michell, Amenity Manager

- **Upcoming Special Event—No Board Action Required**
 - Pictures and Cookies with Santa will be held on Friday, December 6 and Saturday, December 7, from 5:00 p.m. to 8:00 p.m. Residents can sign up for two-minute reservations with Santa. Families with pets may sign up between 7:30 and 8:00 p.m. each night. This event will feature loads of stuffed sugar cookies, hot chocolate with marshmallows, a fun DIY snowman craft that will be easy to complete, and a Letter to Santa station where kids can fill out a letter to Santa, place the letter in an envelope addressed to the North Pole, add holiday stamps and the letter will be post marked "North Pole" and placed in Santa's mailbox.



Preparations for the Pictures with Santa event.



- **Suspension of Two Minors—Board Action Required**
- Two resident minors were suspended on 11/25/24 for setting a fire in the FPL apartment. This level of infraction requires the Board's review to determine the length of suspension.



Heritage Landing CDD Meeting

April 10, 2025
Field Operations Manager Report
(date of report, 4/1/2025)

edge repairs:



We continue to replace the old walkway planks.

basketball paver repair:



broken and missing pavers were replaced and installed.

benic bench repairs:





We have made some structural repairs to the composite benches, some of the 4x4's and 6x4's were cracked. We used metal angle iron to strengthen some of the legs on the large benches.

side tower landings painted:







Monthly Amenity Update

Date of report 4/6/2024 Submitted by: John Lucensky

Amenities:

- **Updates:**
 - April was a very busy month.
 - 338 guest passes were issued.
- **Resident ID checks have gone very smoothly. As of 5/5 only four residents didn't bring their card.**
 - Two incident reports were filed for repeat offenders
- **April Events:**
 - Pickleball Fest was held Saturday April 6th.
 - Event went very well
 - GHWC Tennis tournament Saturday April 20th
 - Tournament and banquet went very well
 - Murder Mystery dinner show was Saturday April 27th
 - Huge success-sold out 80 ppl

Café:

- **Special/Monthly Events**
 - Bingo was fully attended (100 participants)-all residents asked to produce I.D. cards at the door-no issues to report.
 - Trivia was very well attended, 100% capacity.

- Name That Tune was held 4/28, we were at 75% capacity for the event.
- Kids Easter Egg Hunt was held on Saturday 3/30 at the Village Center-on the grassy area by Bocce courts.
 - 100 kids participated. 2000 eggs were given out, along with marshmallow peeps and chocolate bunnies.

Café Online Ordering

- Online orders have been steadily increasing each month.

Bocce:

- The Spring Bocce league started March 6th and is going very well.
 - Expanding the league to 6 hours/day, 2/days a week (Wednesday and Thursday) increasing participants to 125.
 - Bocce court has QR code online ordering for food and drink.
 - Delivery only when the league is playing.
 - 4 high top cocktail tables have been purchased for bocce courts.
 - Established resident groups still have their times on Monday, Tuesdays, and Saturdays

Tiki Hut:

- Tiki Hut opening is scheduled for Sunday May 26th. Live music will be provided.

Tennis Courts:

- Courts are receiving their daily grooming.

- No issues to report.
- Clay was added to courts 1 and 2.

Tennis Instructors:

- Brian has offered a beginners tennis clinic. Amenity office sent out an eblast and the clinic filled up in under a week.

Amenities quality checks and reporting

- We continue to monitor and check all amenities.
- We introduced the QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc.) scan the code and enter all required information. Below are some examples of the reports.
- The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office-I checked these daily and forward them to CDD office staff. This ensures no delays in reporting.

RESIDENT SATISFACTION

We have found that “point-of-experience” (QR) surveying is far more valuable and less intrusive than formal, periodic, emailed resident surveys. So, we place them conveniently throughout our facilities to capture feedback.

QR Coded Resident Survey (example below)

- Located conveniently throughout facilities on aesthetically appropriate placards, to provide an opportunity for residents to easily provide feedback on their experience, and only when they want to do so.
- Surveys can be tailored based on location (tennis courts, events, reception area, pools, café, locker rooms, parks, etc.)
- Residents simply use their phone to complete the quick survey.
- Utilizes rating scale questions to provide benchmark analysis over time, as well as text boxes to provide detailed and open-ended feedback.
- If residents desire, they can be contacted directly by our team so that we can personally follow up on their experience.
- Survey links can also be placed on the app or website as desired and/or hard copies made available to suit resident-preference.
- Consistent feedback is then shared with the Board through manager reporting, along with any necessary action items.

JCP Creekside Café Questionnaire

Please rate your overall satisfaction with the café.

1 2 3 4 5

Poor ☐ ☐ ☐ ☐ ☐

Please rate the quality of the food at the café.

☐ Poor
☐ Okay
☐ Good
☐ Great
☐ Excellent
☐ N/A

Please rate the quality of the drinks at the café.

☐ Poor
☐ Okay
☐ Good
☐ Great
☐ Excellent
☐ N/A

Please rate the value of the food at the café.

1 2 3 4 5

Poor ☐ ☐ ☐ ☐ ☐ Excellent

at the café.

2 3 4 5

☐ ☐ ☐ ☐

well?

better?

Would you like us to follow up with you for any additional feedback or comments? If so, please leave your email or phone number.

Your answer

Submit

FACILITY INSPECTIONS

We take a couple of approaches to formal facility and infrastructure inspections in addition to those we support from District Engineer Reports and Reserve Studies.

- Our Regional Team performs periodic, customized inspections based on our scope-of-services, as needed (such as upon commencement of the contract, based on operational issues, turnover of key staff, etc.), to provide offsite accountability for Vesta's onsite team. We also want to ensure that we set everyone up for success, share best practices, and avoid "blind spots" by conducting these periodic "peer walks."
- Managers in similar positions are paired and provided the opportunity to walk each other's properties, point out opportunities and solutions, as well as share best practices for mutual and informal benefit. They then provide a summary of what they learned, so we can ensure there is sufficient value and best-determine how to plan subsequent experiences and/or development opportunities.

Peer Site Review	
Objective: Gain a thorough understanding of day-to-day operations. Discuss items such as current contracted services, staffing, project work, vendors, trends and challenges. Most importantly share best practices and look for opportunities to learn and provide input to one another. Take notes as both the host and the visitor. Submit to your supervisor for recording purposes.	
Date: 1/3/22	Visitor: James Robinson
Property: Durbin Crossing	Host: Ben Conner
Notes/ Observations/ Best Practices	
Get contact info for fitness preventative maint company from Ben. Durbin was pleased with professionalism and response time of the vendor.	
Recently did a paint RFP for facility exterior. Get the template to use for upcoming RFP	
Forward contact info from our current vendor , Welches Tennis. Durbin is looking to renovate	
Consider branding tennis windscreens. Looks sharp! Research budget	
Ben recently replaced his pool pump through A1 Pools. Do NOT USE. Poor workmanship with	

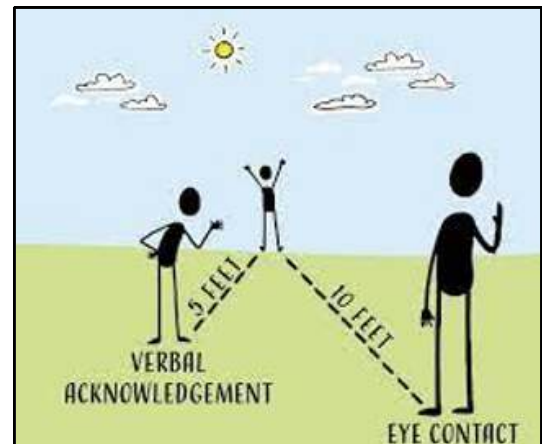
CUSTOMER SERVICE

Vesta has over four hours of Customer Service Training modules featuring valuable information conveyed through presentation slides, video reenactments, and hands-on, role-play exercises that we developed to provide all of our team members with the very best in Customer Service Training.

These modules include specific training for hourly staff, mid-level managers, and general managers, and have been custom-made by Vesta to fit our specific needs.

Some of our training topics include the following:

- What is customer service?
- How to deliver proper customer service?
- Customer service challenges and potential solutions
- Defining our customers
- Identifying conflicts of all types and how to deescalate and resolve
- Body language and perception
- Anticipation
- Following through and following up
- Service recovery
- The HEART Model
- The 10-5 Rule



“

I'm very grateful for your stewardship that has supported and improved our community in so many ways. I'm thankful for our partnership with Vesta and the individual relationships I've built with each member of your team.

It is a group committed to our success, with a willing spirit that consistently goes above and beyond to serve our residents.

Chris Sexton, former Board Chairman; Julington Creek Plantation CDD

”

We've developed tools such as our "Landscape Accountability Tool" that ties a vendor's contract to efficient evaluation criteria, to best-ensure the highest levels of service and timely, specific, and measurable feedback. We have also worked to create more competition in the marketplace by using our local economies of scale to draw in new vendors as needed.

[illegible]

VENDOR MANAGEMENT

Pond Scorecard with Map

Pond Number	Pond Location	Last Onsite Staff Inspect Date	Recent Treatment Date	Previous Treatment Date	Debris Removal	Algae	Submersed Vegetation	Shoreline Grass & Brush	Floating Weeds	Water Quality Enhancer/Oxygen test	Pond Dye Added	Phoslock/Phosphate Binder	Outfalls and Street Drains	Concerns Received
SC 1	Entry side of Leo from 210													
SC 2	Entry side from Leo to St. Johns Golf Dr.													
SC 3	Hole 18 after tee box on St. Johns Golf Dr.													
SC 4	runs along Hole 17 to Hole 16													
SC 5	Between Holes 18 and 3													
SC 6	Between Leo and Hole 3													
SC 7	Near Hole 16 tee box													
SC 8	Runs along hole 15													
SC 9	Intersection of St. Johns Golf Dr. & Eagle Point													
SC 10	Between Hole 14 and 13													
SC 11	Behind Hole 13													
SC 12	Runs along Cross Pointe Way													
SC 12A	On Stonehedge Trail Ln													
SC 13	Backside of Cross Pointe Way													
SC 14	On Meadow View Ln													
SC 14A	Between Meadow View Ln and Leo (by JEA)													
SC 15	Runs along hole 2 and 3													
SC 16	Center of Hole 12 along St. Johns Golf Dr.													
SC 17	Behind Hole 7 closest to entry on Meadow Ln View													
SC 18	Center of Hole 7 on Eagle Point													
SC 20	Behind Hole 12 tee box on Forest Glen Way													
SC 21	By Hole 4 on Eagle Point													
SC 23	By Hole 6 and Glenfield Crossing													
SC 24	Runs through hole 6 & behind hole 5 between Eagle Point & Glenfield Crossing													
SC 24A	On Left Glenfield Crossing													
SC 24B	On right side of Glenfield Crossing and hole 6													
SC 25	Back of Crested Heron Way													
SC 25A	Back of Fox Tail Ct.													
SC 26	Back of Hampton Crossing Way													
													Complaints Received	



MAINTENANCE AND ACCOUNTABILITY

In other communities we are using software and apps for work orders and accountability chosen based on the size of the community. The software can be integrated into our website directly or used manually by staff and vendors to start, track and complete work orders. This allows us to report the work, track time, show pictures and hold all parties responsible for completion of work.

 PICTURES



 VENDORS

 Vesta Property Services

Time & Cost Tracking

No time entries or costs recorded

Daily Pool Maintenance Checklist #2302706

Daily pool maintenance and chemical readings

Chlorine level*

The meter will be selected in the work order.

PH level*

The meter will be selected in the work order.

Total Alkalinity level*

The meter will be selected in the work order.

Cyanuric Acid level*

The meter will be selected in the work order.

Calcium Hardness level*

The meter will be selected in the work order.

Daily Pool Maintenance Checklist #2302706

Flow GPM*

The meter will be selected in the work order.

☐ Filters Clean*

☐ Pool Gutters Clean*

☐ Pool clean, vacuum/skim as needed*

☐ Sheppard's hook, life rings and skimmer in are in proper working condition*

of Patrons

Notes

Checklist Photos*

Amenity Center Daily Checklist #2331008

Daily Inspection of Amenity Center

☐ Open restrooms

☐ Open fitness center

☐ Pickup trash and debris at the amenity center, playgrounds, basketball courts, dog parks as needed

☐ Pickup trash and debris around entryway monuments and common areas as needed

☐ Blow off all areas of the amenity center & walkways as needed

☐ Ensure all stormwater drains around the amenity center are free of leaves and debris

Section #1

Notes

Checklist Photos*

MAINTENANCE AND ACCOUNTABILITY

Pool Chemical Readings - Cross Creek North

June 1, 2025 - July 22, 2025

Export to Excel

Date	Work Order ID	Technician	Main Pool Chlorine	Main Pool pH	Lap Pool Chlorine	Lap Pool pH	Splash Pad Chlorine	Splash Pad pH	Notes
06/26/2025	#43	Leniel Feliz	No data	No data	No data	No data	No data	No data	Daily maintenance completed
06/27/2025	#44	Leniel Feliz	No data	No data	No data	No data	No data	No data	Daily maintenance completed
06/30/2025	#75	Leniel Feliz	No data	No data	No data	No data	No data	No data	Daily maintenance completed
07/01/2025	#78	Leniel Feliz	2.0	7.8	10.0	7.4	10.0	8.0	Pools cleaned, equipment checked
07/02/2025	#88	Leniel Feliz	1.0	7.6	10.0	7.4	2.0	7.6	Pools cleaned, equipment checked
07/03/2025	#95	Leniel Feliz	1.0	7.6	10.0	7.4	3.0	7.4	Pools cleaned, equipment checked
07/04/2025	#114	Leniel Feliz	10.0	7.6	3.0	7.6	10.0	8.0	Pools cleaned, equipment checked
07/07/2025	#116	John Williams	0.0	8.0	1.0	7.6	10+	7.8	Let chlorine run manually for lap pool and main pool while unplugged for 3hrs from adding bicarb. Unplugged splash pad. Will adjust controllers after plugging back in.
07/08/2025	#120	Leniel Feliz	3.0	7.6	3.0	7.4	3.0	8.0	Pools cleaned, equipment checked
07/09/2025	#130	Leniel Feliz	5.0	7.6	7.5	7.8	10.0	8.0	Pools cleaned, equipment checked
07/10/2025	#136	Leniel Feliz	1.0	7.0	10.0	7.6	10.0	7.0	Added chemical and backwash
07/11/2025	#151	Leniel Feliz	10.0	7.4	7.5	7.4	10.0	8.0	Splash wasn't feeding acid, fixed it. Lower chlorine on the controller.
07/14/2025	#158	John Williams	10.0	7.6	7.5	7.4	P	7.0	Shocked main pool and splash pad. Draining main pool to bring down CYA.
07/15/2025	#159	John Williams	5.0	7.6	3.0	7.4	1.0	7.6	Pools cleaned, equipment checked
07/16/2025	#171	John Williams	10.0	7.6	5.0	7.4	1.0	7.8	Pools cleaned, equipment checked
07/17/2025	#176	John Williams	10.0	7.6	5.0	7.6	1.0	7.8	Adjusted dials on steners for splash pad
07/18/2025	#183	John Williams	10.0	7.6	5.0	7.8	1.0	7.8	Added CYA to all pools
07/21/2025	#186	John Williams	5.0	7.6	10.0	7.6	5.0	7.6	Did a phosphate treatment on the main pool and splash pad



MaintainX

BENEFITS

- Internal- Work Order Management:** Create, assign and monitor work orders for staff. Assigned tasks range from routine maintenance to complex projects. Also tracks associated material costs and labor hours.
- External- Vendor Coordination:** Streamlines communication and tracking with large external service providers such as landscapers and pond maintenance contractors as well as aides in oversight of complex capital projects.
- Daily Digital Checklists:** Develop and maintain standardized checklists for hospitality staff, maintenance technicians and management teams to ensure tasks are completed on a timely basis and quality standards are maintained.
- Reporting:** Provide detailed or summary reports for internal purposes and boards. Photos, timelines and comments may be included.
- Asset Inspection Management:** Schedule and oversee routine inspections of community facilities and corporate properties to maintain compliance and identify maintenance needs proactively.



MaintainX

FEES

- Full User:** Unlimited access to all components. Managers/Supervisors. Fees below.
- Operator:** Limited capability but adequate. Maintenance technicians and hospitality staff. \$180 per user.

Users	Volume Discount %	Discounted Price/User
0-10	10%	\$529
11-24	15%	\$500
25-49	20%	\$470
50-99	25%	\$441
100+	35%	\$382

Typical medium size account: 2 managers (Full User), 3 maintenance techs and 1 front desk (Operator) \$3,720 annually



WORK ORDER SUMMARY REPORT - JULY 2025

83 work orders were completed work orders. All work orders were completed by maintenance staff John Williams and Leniel Feliz.

Preventive Maintenance (45% of orders)

- Daily chemical checks and pool maintenance - 15 orders covering chlorine, pH monitoring, and general pool upkeep
- Equipment maintenance - Filter cleaning, backwashing, chemical additions (bicarb and cyanuric acid)
- Regular inspections - Landscape reports, pond treatments, fire extinguisher checks

Responsive Maintenance (55% of orders)

- Pool and water features - Equipment repairs, filter issues, pressure valve fixes
- Facility maintenance - Painting ballrooms, cleaning windows, organizing spaces
- Equipment repairs - Gym equipment fixes, door repairs, sign maintenance
- Resident complaints - Tree removals, screen repairs, general concerns

Key Facility Areas Served

Aquatics

- Main Pool, Lap Pool, and Splash Pad daily monitoring
- Multiple filter cleanings and equipment repairs
- Chemical treatments including phosphate treatments late in the month

Amenity Center

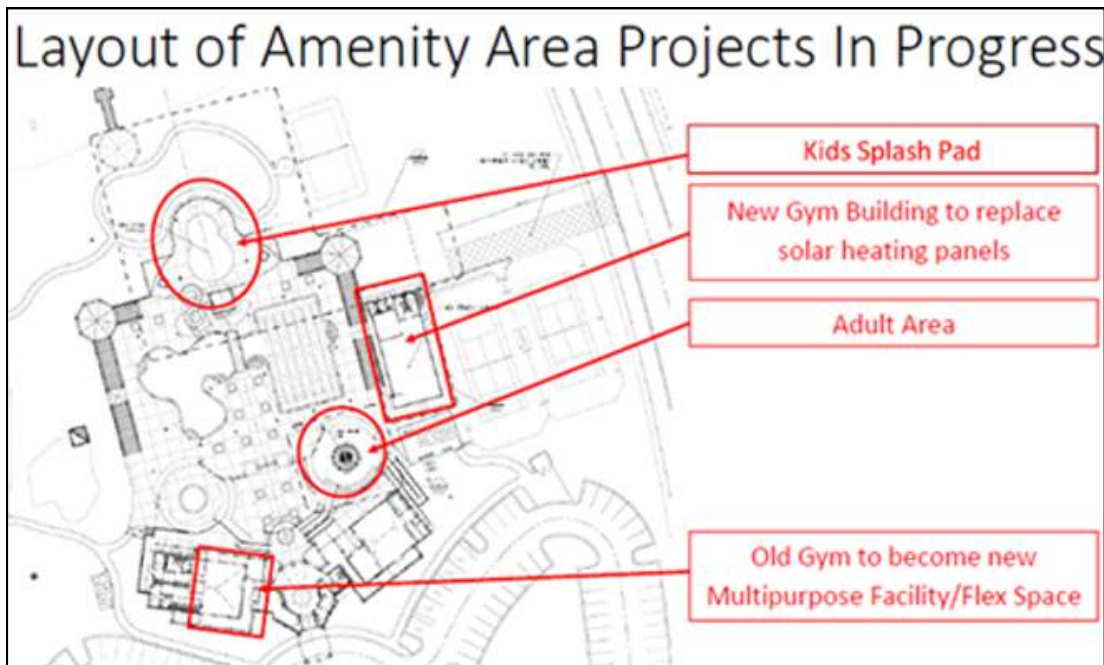
- Gym equipment maintenance and repairs
- Social hall upkeep
- Ballroom painting and general cleaning
- Window cleaning and spider web removal

Common Grounds

- Tree removal incidents (multiple fallen trees)
- Landscaper replaced and under warranty on Ball St. and Fiddle St.
- Pond maintenance provided several all ponds per contract (see attached report)
- Landscaper serviced all areas per contract (see attached report)

PROJECT MANAGEMENT

- Vesta actively supports all aspects of projects that our client-CDDs undertake, from sourcing vendors, aiding the board in their decision-making process, and then working closely with hired vendors.
- We leverage our expertise and the vendors' while providing accountability regarding their quality of work and contracted scope of work, to best ensure that all stakeholders are engaged and kept updated on (1) work progress to-date; (2) that the work is completed on-time; and (3) that the best overall value is provided to the CDD.
- Vesta has many years of close experience with local vendors and we share our recommendations across all of our client locations. We have participated in regular capital work such as pool resurfacing, addition of pickleball courts, and complex, multi-million dollar enhancement projects. Examples are shown below.



COMMUNITY LIFESTYLE

Vesta Lifestyle at a Glance

Donuts and Coffee
Summer Kickoff
Luau's
Polar Plunge
Vendor Fairs
Carnivals
Potlucks
Cook-offs
Live music
Scavenger Hunts
Ice Cream Socials
5K's and Triathlons
Slide Races
DJs
Pool games
Science Demos

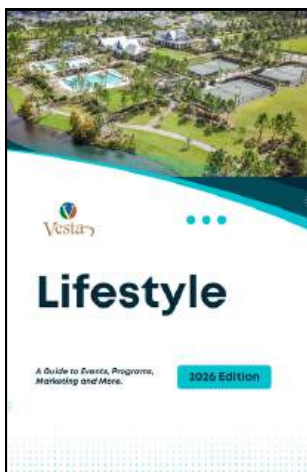
Social Hours with Live Music
Stand Up Comedy Nights
Mixology Classes
Cooking Classes
Murder Mystery Parties
Local liquor tastings with cigars
Chocolate Making Class
Axe Throwing
Food Truck Nights
Science Comes Alive!
Yoga at the Park
Classic Cars and Coffee
Foam Parties
Community Olympics
Adult Rodeo
Duelling Pianos

Mother Son Dances
Spring Fling
Halloween/Fall Festivals
Santa Claus Visit
Golf Cart Parade
Letters to Santa
Memorial Weekend
Independence Day
Celebration
Daddy Daughter Dances
Valentine's Crafts
Rock Your Shamrock – St.
Patrick's Day
Veteran's Day Celebration
Easter Egg Hunts
Mad Hatter Tea Party
Haunted Houses

Barks and Brews
Music Bingo
Trivia Nights
May the 4th Be With You
Silent Disco Nights
Teen Takeovers
Farmers Markets
Murder Mystery Nights
Christmas Tree Lightings
Renaissance Fairs
Tribute Bands
Hoedowns
Bing-Glo
Wine Tastings
Ninja Warrior Day
Field Days
Neon Parties



Resources and Support For Vesta's Property Managers



- Regional Lifestyle Dir. with 20+ years of experience in events, entertainment and programming for multiple, high-quality companies and communities.
- Vesta's 50-page Lifestyle Handbook used for training and reference.
- Hands-on help with staff turnover/transitions and Managers' use of PTO benefits.
- Recommended Vendors List, enabling some of the best pricing in the industry.
- Talent pool and connections with top acts throughout the U.S.
- Quarterly Spotlight provided to all employees, featuring new vendors, new ideas, and more.
- Monthly Training sessions; Quarterly Idea-Sharing sessions with all Managers.
- Shared Expertise: Oversee 13 Community Events Budgets (\$9,000-\$140,000/yr.)

COMMUNITY PROGRAMMING

Along with managing 3rd party vendor programs and contracts, Vesta produces and manages In-house youth athletics and Summer Camp programs that have generated over six figures in revenue a year offering a share back to participating districts. Owned and operated by Vesta, Amenity Athletics is one of North Florida's most successful recreational sports leagues with Soccer, Flag Football and Basketball throughout the year. With over 3,000 kids participating yearly, we continue to be one of the fastest growing youth leagues in the industry.

Managed and operated by Vesta for almost 10 years, Julington Creek Plantation's Summer Camp has generated over \$100,000 in revenue back to the District and currently has over 55 participants per week in the Summer. Smaller camps we operate max out at around 30 kids per week and generate an average \$5,000 - \$7,000 back to the district each season.



RESIDENT ENGAGEMENT

- Comprehensive, creative and high-quality lifestyle and maintenance newsletters, flyers, e-blasts, and other forms of resident engagement.
- Engaging bulletin boards throughout the community filled with flyers and newsletters.
- Our teams are trained to take photos and video at community events and programs to share our real-time resident engagement.
- QR Code Surveys assess resident feedback throughout the year in order for us to make adjustments according to community wants and needs.
- Constant onsite discussions with residents during the year help us understand expectations.
- Experience with in-house website, app building as well as managing third party programs.





“

Hey Todd!

Thank you for the information. You do an amazing job with the events that you administer. And those events have become a hallmark of our community as they do a great job of fostering community engagement and cohesiveness and are greatly appreciated.

Heritage Landing CDD Resident

”



HUMAN RESOURCE SUPPORT

When you Chose Vesta, you Chose a Skilled and Deep Team of HR and Support Service Professionals!



Each Vesta Client has a locally based HR Professional who is regularly onsite as part of a regional support system. This dedicated generalist knows the staff, learns the property, and will seamlessly be part of the associate team. The Generalist also will lead culture and engagement initiatives aligned with corporate-sponsored events.



HR and Support Services led by a Vice President of HR who is SPHR and SCP certified and presently serves as President of SHRM Jacksonville.



Benefit administration is supported by a dedicated Benefits Manager who is well-versed in total rewards and personalizes benefit support to staff members. Vesta offers a comprehensive benefit plan including Medical (Blue Cross Blue Shield) and Dental coverage.



We provide full-service recruitment support, including job posting, interviewing and legally compliant onboarding service for new hires from a proficient and service oriented Talent Acquisition team.



Payroll processing and related compliance.



IT service and assistance when needed with scheduled monthly visits from a qualified IT technician.

“

I want to tell you that Tammy and Joe are great Vesta employees. Tammy answers my emails and does the follow up on all my questions. I met with her on Teams today. We were able to reach agreement on several issues. I am very grateful for Joe also. He answers my texts and emails at all times of the day and night. He is more than willing do any of the things that I ask for. He is very much about solving issues and dealing with difficult owners. I believe we are in good place at SABTC even though you are gone.

Richard Duquin
Board Member / Treasurer
St. Augustine Beach and Tennis Club Condominium Association

”

TEAM MEMBER DEVELOPMENT

Our Team Members throughout Vesta are absolutely critical to our success in serving our customers, so it is essential that we invest in them. Our strong local presence provides our area team many opportunities for development and advancement, which helps us attract and retain the best talent.

Vesta employs customized, onsite operational training; supports our team to obtain specialized certifications; and provides Vesta-specific Customer Service Training to "set them up for success". We further build upon that with networking opportunities for managers at our pre-and-post season, all-manager meetings and through "peer walks."

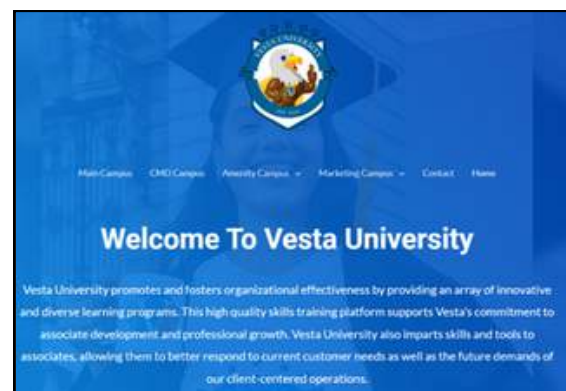
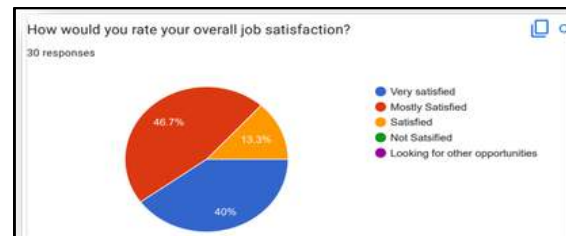
- We also provide timely feedback through our **semi-annual check-ins**, which evolved from previous performance management reviews to a less formal, more frequent and empowering experience.
- We solicit manager feedback via **annual surveys** to ensure we are fully engaging, empowering and satisfying our onsite leadership teams.

Most importantly, we actively foster our culture based upon our Vesta **Core Values**:

1. *Be Accountable*
2. *Act Respectfully*
3. *Serve Honorably*

One way we do this is through our annual "Eagle Pride Day."

- **Vesta University** is our website-based training resource that provides third party vendor training aids as well as internally created Vesta-specific content developed by our subject matter experts. These training aids vary from videos to PowerPoint critical skill modules.



TEAM MEMBER DEVELOPMENT

We bring our General Managers, Amenity Managers and Lifestyle Directors together twice a year before and after the peak season to conduct training, prep and debrief the peak season and to network. We do the same with our Field Operations managers annually.

Some of our recent agenda topics have included the following:

- Customer Service Training
- Post Season Debriefs
- Annual Manager Survey results and action Items
- Pre-Season Operational Initiatives
- Lifestyle Initiatives
- Team Building
- Topical Breakouts
- Operational Tools
- Performance Management
- Staffing Strategies
- Financial Analysis
- Training Development
- Retention Strategies
- Payroll Management and Reporting
- Results of operational pilots
- Team Member Check-Ins
- Insurance
- Checklist Management
- OnBoarding
- Townhall with CEO



“

As long-time, active residents of Bartram Springs we are writing this letter to commend two of the girls who run the clubhouse and all the activities involved. Jayne and Julie are exceptional and an asset to the community. They are always welcoming and helpful to anyone who comes to the office, whether a long-time resident or a potential resident. They have both gone above and beyond in assisting with the year long Food Drive and the Christmas Toy Drive, which has made both drives so successful. Our community is lucky to have these girls.

Marty and Mimi Kaufman, Northeast Florida CDD Residents

”

EMPLOYEE BENEFITS

2026 Benefits at a Glance



MEDICAL

HDHP Plan—A high deductible health plan that is compatible with a Health Savings Account (HSA). This plan offers in and out-of-network coverage. The plan also includes quarterly contributions to your HSA from Vesta!

HMO Core—Copays for common services such as primary care visits, specialists, urgent care and emergency room. Must receive care in the state of Florida.

HMO Plus—Lowest deductible and out-of-pocket maximum with copays on common services. Must receive care in the state of Florida.



VISION

Receive services from in or out-of-network providers. This plan includes an allowance for frames (every two years) or contact lenses (every year). Small copay for eye exam and materials.



VOLUNTARY BENEFITS

Accident—High and low option. Receive payment when you or a covered dependent experience an unplanned emergency such as fractures, dislocations, burns.

Critical Illness—Receive payment if you or a covered dependent are diagnosed with a critical medical condition such as cancer, heart attack, stroke.

Hospital Indemnity—Receive payment if you or a covered dependent are admitted to the hospital for an unexpected medical emergency.



DISABILITY BENEFITS

Short Term Disability (STD) and Long Term Disability (LTD) are available. Receive 60% of your basic annual earnings for a designated benefit period when you are unable to work. This provides coverage for injury, sickness or pregnancy.

This year's open enrollment will require an EOI to be completed for new enrollees outside their initial enrollment window.



PET DISCOUNT PLAN

Pet Assure Veterinary Discount Plan can save enrollees up to 25% on all in-house medical services at participating veterinarian clinics.



DENTAL

Dental HMO—Lowest cost plan with copays for dental procedures. Services can only be rendered through in-network providers.

Dental PPO Low—Receive services from in or out-of-network providers. Ortho coverage is not included.

Dental PPO High—Receive services from in or out-of-network providers. This plan has a higher benefit maximum and lower coinsurance. Ortho is included for children and adults.



LIFE INSURANCE

Basic Life and AD&D coverage is provided in the amount of 1 x your basic annual earnings up to \$50,000. Over 65 age reductions apply. **This is provided to you at no cost!**

Employees can purchase additional life insurance for themselves and eligible dependents. New hires can elect coverage up to the guarantee issue limit without having to submit a medical questionnaire.



SPENDING ACCOUNTS

Contribute pre-tax dollars to a spending account that assists with paying for eligible medical expenses.

A Flexible Spending Account (FSA) is compatible with the HMO Core or HMO Plus plan and a Health Savings Account (HSA) is compatible with the HDHP Plan. HSA enrollment includes employer contributions!

Contribute pre-tax dollars to a Dependent Care Flexible Spending Account to pay for eligible childcare expenses.



LEGAL

Access a network of attorneys that can assist with legal matters such as traffic, estate, family law and more. Most attorney fees are covered 100%.



401K PLAN

Available to eligible employees after 3 months of employment. For more information and to enroll in the plan, log onto www.paychexflex.com or call Paychex at 877.244.1771.



REGIONAL SUPPORT

Dan Fagen

Director of Amenity Operations



Dan possesses more than 25 years of experience in hospitality, managing private clubs and extensive recreational facilities. Since joining Vesta in 2005, he has served as an onsite amenity manager at various top-tier communities in Northeast Florida. With over 15 years as Director of Amenity Services, Dan offers valuable support to numerous amenity managers with significant contracts. One of his key roles involves establishing and exchanging best practices to uphold Vesta's commitment to delivering exceptional service to the communities we serve. In his free time, Dan finds pleasure in hiking and woodworking.

Ross Ruben

Director of Resident Experience



Ross brings over two decades of experience in events, programming, and entertainment from reputable organizations such as MTV Networks, Universal Studios, Sea World Orlando, and various top-ranked entertainment and event companies on the East coast.

Joining Vesta in 2016 after a successful tenure as Lifestyle Director at Julington Creek Plantation for a year, Ross was later promoted to a Regional role by the end of 2017. He plays a key role in enhancing the quality of programming, events, and marketing internally, contributing significantly to the improvement of our Northeast Florida client-communities year after year.

Sean Smith

Regional Aquatics Director



Sean, the Regional Aquatics Director for the North Florida area, boasts over 17 years of experience in the Aquatics Industry. Collaborating with various Premier Communities in the region, he became part of Vesta in 2013. Sean's role involves spearheading the development and execution of Aquatics Programming across all our properties, encompassing Lifeguarding Certification, CPR/AED/First-Aid Training, and Swim Instruction. During the peak season, Sean oversees a team of over 200 lifeguards.

REGIONAL SUPPORT

Charlotte Whitehead

Regional Administrator



Charlotte has been part of Vesta's NE FL flagship community, Julington Creek Plantation, since 2013, taking on various roles. She began as a part-time Administrative Assistant and has progressed to her current position through dedication and hard work for her community and Vesta.

As the Regional Administrative Services Director, Charlotte leverages her wealth of experience in customer service, accounting, and human resources gained from years in the retail and hospitality industries. Being a resident of Julington Creek, she brings an unmatched level of commitment to serving the CDD, her community, and Vesta. During her free time, Charlotte enjoys working out and spending time with her family.

Jacquelyn Chau

Regional Human Resources Business Partner



Jacquelyn brings over 13 years of HR expertise, including recruitment, compliance, talent management, payroll, and workforce planning. After serving as a regional manager at Massage Envy for 8 years, overseeing 200 employees, she joined Vesta as an HR Assistant in 2017. Since May 2020, Jacquelyn has excelled in her role as an HR Business Partner. In this capacity, she collaborates closely with senior operations leaders, focusing on talent and performance management, retention, and workforce planning. Jacquelyn also ensures high standards in employee relations, policy implementation, HRIS support, and State and Federal HR compliance, while regularly visiting all managed communities in NE FL.

Priscila Gieselman

Regional Accountant



Priscila brings 12 years of property management expertise in Jacksonville and 15 years of accounting experience. She has a background in property ownership and management, liaising with board members. Priscila became part of Vesta in April 2017, where she played a crucial role in supporting the Julington Creek Plantation CDD, a key account. Additionally, she is responsible for preparing and submitting monthly sales tax reports to the Florida Department of Revenue, ensuring current licenses and certificates for the café, handling vendor applications, managing client invoices, overseeing payroll, conducting Profit & Loss analysis, and completing end-of-month reconciliations.

CORPORATE LEADERSHIP

David Surface

Chief Executive Officer



David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients

Christine Richie

Chief Accounting Officer



Chrissy was appointed Corporate Controller in June 2013 to oversee the accounting functions and human resources administration for Vesta Property Services. She previously served as Chief Financial Officer for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience in corporate finance and accounting, Chrissy has developed accounting and financial infrastructure for multiple start-up companies that include accounting systems, compliance, and risk management, as well as implementation of employee benefit plans, employee policies and procedures, and training and organizational development.

Daniel Armstrong

Chief Financial Officer



Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.

REFERENCES

Project Name/Location: **Julington Creek Plantation CDD**

Contact: Michael Morton Contact Phone: 856-392-2245

Project Type/Description: CDD of 5,800 homes (built-out)

Dollar Amount of Contract: \$1,650,000 (+ Cafe w/ \$185K in annual sales)

Scope of Services for Project: Amenity Management & Staffing, Field Operations Management, Facility Maintenance Services, turnkey Café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.

Dates Serviced: 2017 - Present



Project Name/Location: **Rivers Edge CDD 1, 2, 3 ("RiverTown") / Saint Johns, FL**

Contact: Mac McIntyre Contact Phone: (850) 496-5510

Project Type/Description: CDD of 4,400 homes at build-out

Dollar Amount of Contract: \$1,331,000 (+ Cafe w/ \$755K in annual sales)

Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, turnkey Café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.

Dates Serviced: 2015 - Present



Project Name/Location: **Fleming Island Platnation CDD/Clay County**

Contact: Mike Cella Contact: MCella@fipcommunity.com

Project Type/Description: CDD of 2,400 homes

Dollar Amount of Contract: \$773,743

Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.

Dates Serviced: June 2024 - Present



Project Name/Location: **Marshall Creek CDD ("Palencia")/St. Johns County**

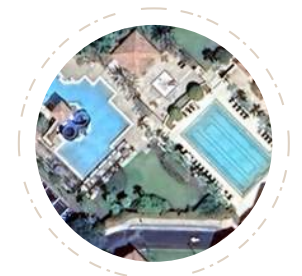
Contact: Howard Entman Contact: HentmanMD@gmail.com

Project Type/Description: CDD of 2,000 homes

Dollar Amount of Contract: \$324,000

Scope of Services for Project: Amenity Management - General Manager and Assistant General Manager

Dates Serviced: June 2023 - Present



Project Name/Location: **Durbin Crossing CDD / Saint Johns, Florida**

Contact: Peter Pollicino Contact Phone: (973) 713-7384

Project Type/Description: CDD of 2,600 homes (built-out)

Dollar Amount of Contract: \$568,000

Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, Lifestyle Programs, Lifeguard Services, and Facility Monitoring.

Dates Serviced: 2008 - Present



Management

The General Manager shall provide the following services:

1. Assist the District with recommending, establishing, implementing and ensuring compliance with rules, policies and procedures for the Amenity Center, budgeting accountability, policy recommendations and enforcement, safety/security recommendations, resident satisfaction, and other matters of importance for the efficient and functional operation of the Amenity Center.
2. Provide comprehensive facility management, operation and maintenance of the Amenity Center, including, but not limited to: oversight of all of its employees, independent contractors and licensees of the District performing work related to the field operations management scope and budgeting considerations, without limitation.
3. Shall be responsible for coordinating necessary insurance, waivers, agreements and other documentation through District Staff to ensure all District related activities are appropriately and legally documents to protect the District from further liability exposure.
4. Represent Wynnfield Lakes CDD with professionalism and a high degree of customer service to all residents and service providers.
5. Build and retain relationships with residents, families and approved guests while aiding in their safe enjoyment of the facilities.
6. Provide day-to-day oversight of all District common grounds and assets.
7. Hire, train and manage seasonal Facility Attendants and Maintenance Staff.
8. Provide consistent and thorough communications to residents, District Staff and board members.
9. Plan and execute multiple special events in addition to providing consistent activities throughout the year.
10. Enforce all District policies.
11. Attempt to resolve or redirect all District related issues on behalf of the board and residents.
12. Attend all District board meetings as requested by the District Manager.
13. Administer contract execution/compliance by all District maintenance contractors, such as the landscape service provider, lake maintenance service provider, termite/pest control, HVAC, fitness, fire safety, etc.
14. Remain aware of potential safety or security hazards within District property, communicate with the appropriate District personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the District.
15. Provide professional interaction and coordination with outside entities.

Pool Maintenance

1. Maintain pool water quality
2. Test and log water chemistry of both bodies of water
3. Manually skim, brush and vacuum.
4. Clean and maintain filtration system
5. Perform continual inspections of chemical feeders and controllers
6. Check all injection lines, connections, gauges, etc.
7. Inspection of all plumbing for leaks and functionality
8. Inspect autofill and float switches
9. Maintain the functionality of all mechanized equipment
10. Check and log chemical inventory, report needs as they occur
11. Add chemicals to pools where needed (Bicarb and Acid)
12. Treat drain stains and Phosphate treatments as needed (report extraordinary chemical needs/usages to the General Manager)

SCOPE OF SERVICES

Facility and Janitorial Maintenance

1. Maintain Supply inventory of all continual maintenance needs
2. Monitor and repair fitness equipment as able (rotate periodically for equal wear)
3. Monitor the condition of all doors and functionality and resolve any issues
4. Monitor the condition of all fencing and adjoining gates and resolve any issues
5. Touch up painting as needed
6. Replace interior lights and A/C filters as needed
7. Control cobwebs and prevent other debris from accumulating on exterior walls
8. Report any extraordinary repairs to Management as needed
9. Pressure wash all assigned areas of District property
10. Check batteries, and overall functions of the ADA pool lift chairs.
11. Maintain complete organization of all storage closets and buildings
12. Maintain all restrooms including toilets, floors, sinks and mirrors.
13. Clean all surfaces in the fitness center including mirrors, equipment, window ledges and flooring.

Common Grounds Maintenance

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

Fees

- FY'27 \$176,013
- FY'28 \$182,174
- FY'29 \$188,550
- FY'30 \$195,149



Vesta™

Contact Us

245 Riverside Ave. #300
Jacksonville, FL 32202

Phone: 877-988-3782
Contact@VestaPropertyServices.com

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WYNNFIELD LAKES COMMUNITY DEVELOPMENT
DISTRICT DECLARING VACANCIES PURSUANT TO SECTION
190.006(3)(b), FLORIDA STATUTES; 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; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the “Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Duval County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as “Seat 2” and “Seat 4”; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 2 and Seat 4 vacant, effective the second Tuesday following the general election, and Qualified Electors are to be appointed to such seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 2 and Seat 4 as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 2 (currently held by Jeff Lawton) and Seat 4 (currently held by Dr. Kristi Sweeney).

SECTION 2. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Supervisors for Seat 2 and Seat 4 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of September, 2026.

ATTEST:

**WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

☐Chairperson/ ☐Vice Chairperson

SEVENTH ORDER OF BUSINESS

C.

**Wynnfield Lakes Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

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
September 16, 2026 Meeting

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





General Service:

Bland Landscaping has been providing **weekly landscape maintenance** across the community.

Weed Control & Insect and Disease:

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

Turf Maintenance:

- Regular turf maintenance was performed across all designated areas.

Irrigation Report:

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

Second Aeration and Topdressing – Bermuda Field:

- The second aeration and topdressing are scheduled for September. A section of the field has been declining, and Bland is currently addressing the area prior to the scheduled aeration and topdressing treatments.

Palm Trimming:

- Annual palm trimming service was completed on **August 7**.



Tree Trimming and Dead Tree Removal:

- Tree trimming around the Amenity Center, providing approximately 5 feet of clearance, was completed on **August 7**. Dead trees along Wynnfield Lakes Drive and on the berm along Kernan Blvd were also removed.

Annuals:

- Fall seasonal flower rotation is scheduled for October.

**Service Overview:**

- Monthly Inspections: Solitude Lake Management performs monthly inspections of all community ponds.
- The July inspection was completed on July 28, followed by the August inspection on August 20. The fountain inspection was completed on August 24. The September inspection is scheduled for the week of September 21.

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 01007657
 Work Order 01007657
 Number

Created Date 7/28/2026

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

Work Details

Specialist Ponds 2 and 5 inspected with debris being removed from ponds 2 and 5. Pond 5 only
 Comments to removed from ponds 2 and 5. Pond 5 only
 Customer inspected since old fire pit, and a cross were found in the woods. Emergency services called to inspect and make sure its okay. Ponds 1 and 3 treated for algae heavily. Weather in the 90s and sunny. Thank you for choosing Solitude Lake Management. Have a good day!

Prepared By Jacob Wallenfelsz

Work Order Assets

Asset	Status	Product Work Type
Lake-ALL	Inspected	
Lake Front	Inspected	
Lake 6	Inspected	
Lake 5	Inspected	
Lake 4	Inspected	
Lake 3	Inspected	
Lake 2	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	
Lake Front	DO	
Lake Front	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Service Report



Work Order 01007657
Work Order 01007657
Number

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

Created Date 7/28/2026

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)

Lake 3 SHORELINE WEED CONTROL

Lake 3 MONITORING

Service Report



Work Order 01007657
 Work Order 01007657
 Number

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

Created Date 7/28/2026

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	2		
Lake	3		
Lake	4		
Lake	5		
Lake	6		
Lake Front			
Lake-ALL			



Work Order	01016100	Account	Wynnfield Lakes CDD
Actual Start	8/20/2026 6:17 AM	Contact	Lina Hernandez
		Address	12319 Wynnfield Lake Drive Jacksonville, FL 32246 United States

Appointment Information

Specialist	Ponds 3 and 5 treated for algae.	Name	Jake Wallenfelsz
Comments to	Ponds 2 and 6 treated for	Specialist State	
Customer	grasses and algae. Pond 1	License	
	treated for grasses. Pond 4 and	Number	
	the lakefront were inspected		
	and looking good! Only half of		
	pond 2 was treated as the		
	oxygen in the water was a little		
	low. To avoid a fish kill I treated		
	half the pond, I will treat the		
	other half next visit. Weather in		
	the 90s and sunny. Thank you		
	for choosing Solitude Lake		
	Management. Have a good day!		

Assets Serviced

Work Order Line Item

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

Service Parameters Applied

Work Order Line Item



Asset Name	Product Work Type Name	Specialist Comments
Lake 1	ALGAE CONTROL	
Lake 1	LAKE WEED CONTROL	
Lake 1	MONITORING	
Lake 1	SHORELINE WEED CONTROL	
Lake 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 1	DO	
Lake 1	pH	
Lake 1	TEMP	
Lake 2	ALGAE CONTROL	
Lake 2	LAKE WEED CONTROL	
Lake 2	MONITORING	
Lake 2	SHORELINE WEED CONTROL	
Lake 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 2	DO	
Lake 2	pH	
Lake 2	TEMP	
Lake 3	ALGAE CONTROL	
Lake 3	LAKE WEED CONTROL	
Lake 3	MONITORING	
Lake 3	SHORELINE WEED CONTROL	
Lake 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 3	DO	
Lake 3	pH	
Lake 3	TEMP	
Lake 4	ALGAE CONTROL	
Lake 4	LAKE WEED CONTROL	



Asset Name	Product Work Type Name	Specialist Comments
Lake 4	MONITORING	
Lake 4	SHORELINE WEED CONTROL	
Lake 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 4	DO	
Lake 4	pH	
Lake 4	TEMP	
Lake 5	ALGAE CONTROL	
Lake 5	LAKE WEED CONTROL	
Lake 5	MONITORING	
Lake 5	SHORELINE WEED CONTROL	
Lake 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 5	DO	
Lake 5	pH	
Lake 5	TEMP	
Lake 6	ALGAE CONTROL	
Lake 6	LAKE WEED CONTROL	
Lake 6	MONITORING	
Lake 6	SHORELINE WEED CONTROL	
Lake 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 6	DO	
Lake 6	pH	
Lake 6	TEMP	
Lake Front	ALGAE CONTROL	
Lake Front	LAKE WEED CONTROL	
Lake Front	MONITORING	
Lake Front	SHORELINE WEED CONTROL	



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

Service Photos



Work Order	01010502	Account	Wynnfield Lakes CDD
Actual Start	8/24/2026 8:00 AM	Contact	Lina Hernandez
		Address	12319 Wynnfield Lake Drive Jacksonville, FL 32246 United States

Appointment Information

Specialist	Completed regular fountain	Name	David Schwarz
Comments to	maifnence here. Floats and	Specialist State	
Customer	intakes are clean. Display has	License	
	been flushed and is free from	Number	
	any debris. Screens have been		
	checked along with timers. All		
	set to correct time. Everything is		
	running as it should. Thank you		
	for choosing SOLitude! Have a		
	great day.		

Assets Serviced

Work Order Line Item

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

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Fountain 1	FOUNTAIN FUNCTIONALITY	
Fountain 1	LIGHTING INSPECTION (IF APPLICABLE)	
Fountain 1	PANEL COMPONENT CHECK	
Fountain 1	CHECK POWER CABLE	
Fountain 2	FOUNTAIN FUNCTIONALITY	
Fountain 2	LIGHTING INSPECTION (IF APPLICABLE)	



Asset Name	Product Work Type Name	Specialist Comments
Fountain 2	PANEL COMPONENT CHECK	
Fountain 2	CHECK POWER CABLE	
Fountain 3	FOUNTAIN FUNCTIONALITY	
Fountain 3	LIGHTING INSPECTION (IF APPLICABLE)	
Fountain 3	PANEL COMPONENT CHECK	
Fountain 3	CHECK POWER CABLE	

Service Photos



Regular Services Overview

All regular services and cleaning were performed in accordance with the contract.

- **Fitness Center:** Cleaned 5 days per week
- **Restrooms:** Cleaned 3 times per week
- **Trash Collection:**
 - Collected regularly throughout the Amenity Center and CDD common areas
 - Weekly collection along Kernan Blvd
- **Pool Service:** Maintained regularly and in full compliance with health and safety code requirements
- **Pool monitors:** Resident check-ins ended on September 7. Having pool monitors in place over the weekends worked very well and helped keep things running smoothly during the busy summer season. No incidents to report.

Items for Board Consideration

- Goose Control Options (*Proposals Attached*)

Vendor	Approach / Method	Coverage & Frequency	Cost
Goose Masters Current Vendor – Renewal	Ongoing deterrence using trained working Border Collies; dogs work on land and water. Kayak and/or remote-controlled boat may also be used to clear ponds.	3 ponds, grass areas, buildings, playing field & surrounding parking lots. Minimum 4 visits/week , with additional visits as necessary.	\$320/week \$16,640/year 2-year renewal
Quick Catch	Capture & removal using drop nets. Geese are conditioned before capture.	3–4 locations throughout the community based on goose activity.	\$2,995 + \$95 per goose removed
Coastal Wildlife	Deterrence using monthly goose repellent + laser deterrent as needed.	Clubhouse, east field, waterline, behind pool/playground & 6 parking lot islands.	\$358/month \$4,296/year

- Palm Vegetation Removal & Emerald Green Court Tree Work (*Proposals Attached*)

Vendor	Palm Vegetation Removal – 11 Palms	Emerald Green Court Tree Work	Total Cost	Notes
Bland Landscaping	\$10,313	\$1,500	\$11,813	Two separate proposals. Palm work includes removal of fern growth from 11 Medjool palms. Tree work includes broken limbs, pine tree stub removal, cleanup and debris removal.
Arbor Tech 904	Included	Included	\$2,050	Combined proposal; pricing was not separated by scope. Includes trimming 11 palms, dead limbs behind the residence, and debris removal.
Eagerton Tree Service	\$1,650	\$500	\$2,150	Separate pricing provided. Palm work includes fern relief on 11 palms. Tree work includes removal of two pine stubs and large hanging limbs; debris removal included.

Note: Multiple vendors advised that removing the vegetation/ferns from the palm trunks is not commonly requested and that the vegetation will eventually grow back.

- Robotic Pool Vacuum Comparison

	Polaris PHENOM iQ+	SunBlazer GR10 AI	Maytronics Wave 60	Maytronics Wave 80
Price	\$1,399	\$1,299	\$1,599	\$1,999
Intended Use	Residential / In-ground	Residential / In-ground	Commercial	Commercial
Pool Size	Up to approx. 60 ft	Large in-ground pools	Up to 50 ft	Up to 65 ft
Cordless / Corded	Cordless	Cordless	Cordless	Cordless
Cleaning Coverage	Floor, walls & waterline	Floor, walls & waterline	Floor, walls & waterline	Floor, walls & waterline
Smart/App Control	Yes	Yes	No	Remote control
Cleaning Cycle / Runtime	Multiple/custom modes	Up to 10 hrs battery runtime	Approx. 2.5 hrs	1.5 / 2.5 hrs
Commercial Grade	No	No	Yes	Yes
Caddy Included	Optional	—	Yes	Yes
Warranty	Verify with vendor	Verify with vendor	2 years	2 years
Best Feature	Technology + value	Cordless + lowest price	Commercial value	Strongest commercial option

The four robotic pool vacuum options reviewed range in price from \$1,299 to \$1,999. The Polaris PHENOM iQ+ and SunBlazer GR10 AI provide more smart technology and convenience at a lower initial cost; however, both are primarily designed for residential/in-ground pool applications.

The Maytronics Wave 60 and Wave 80 are specifically designed for commercial pool applications, making them particularly relevant for the Wynnfield Lakes amenity pool. The Wave 60 is the lower-cost commercial option at \$1,599, while the Wave 80 is \$1,999 and provides greater pool coverage, an 80-ft cable, additional scrubbing capability, and remote control.

The Polaris PHENOM iQ+ at \$1,399 is also a strong option from a cost and technology standpoint, offering app control, programmable cleaning and floor, wall and waterline cleaning.



- Christmas Lights (*Proposal Attached*)

MosquitoNix provided a proposal for this year's holiday decorations. The scope includes wrapping 9 palm trees with lights and installing lit garland on the front entrance sign. The total cost for the installation is **\$3,500**.

- Main Pool – Fiberglass Filter Tank Repair *(Proposals Attached)*

Vendor	Scope of Work	Total
Big Z Pools	Replace 2 leaking 8" gravity valve disc kits; drain tank and remove filter grids; grind cracks; inject expanding foam beneath tank for support; repair floor with fiberglass resin & mesh; sand and gel-coat; seal around gravity valves with SIKAFlex.	\$4,323.44
C Buss Enterprises	Repair leak on fiberglass filter tank inside and outside using fiberglass and sealant.	\$4,658.27

Pool Equipment Replacement / Service Record

Equipment	Main Pool	Splash Pool	Spray Feature
Pump	5/9/23		5/9/23
Motor	5/9/23	10/8/19 Crystal Clean	5/9/23
Vacuum Pump	5/31/22		_____
Sump Pump			
VGB Grates	4/28/23	5/24/21	
Filter Grids	Summer 2023; 8/3/26	2/21/24	

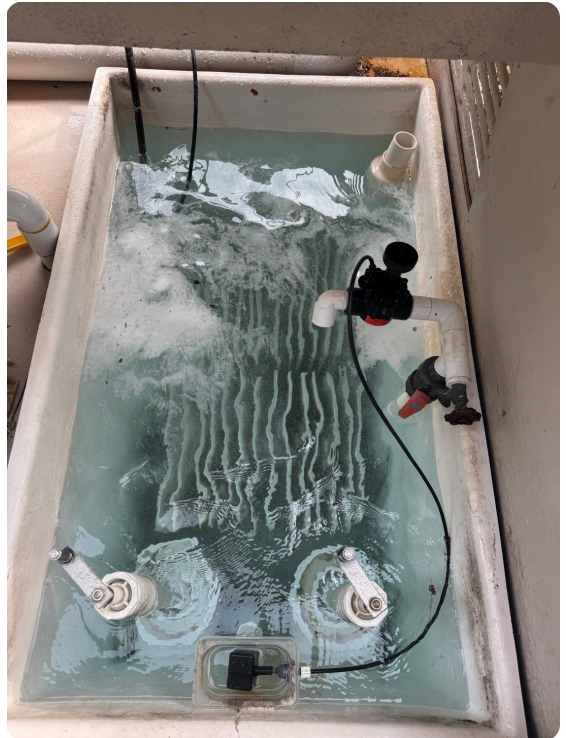
Work Completed

- Main Pool Filter Grids replaced on **August 3**

BEFORE



AFTER



- Playground Mulch installed on **September 2**

BEFORE



AFTER



☀️Wynnfield Lakes Foam Party 2026☀️

The Wynnfield Lakes Foam Party was held on August 8 and was a great community event with a wonderful turnout. Kids of all ages enjoyed playing, dancing, and having fun in the foam.

A balloon artist added to the entertainment, creating a variety of designs including animals, flowers, hats, swords, and more. Residents also enjoyed pizza and refreshments provided by the CDD. The event was well attended and a fun way for residents and families to come together and enjoy the afternoon.



Upcoming Events at Wynnfield Lakes

WYNNFIELD LAKES CDD
★ INVITES YOU TO JOIN US FOR
MOVIE
Night

THE SUPER
MARIO GALAXY
MOVIE

 **DATE:**
Friday
September 18

 **TIME:**
7:30 PM

 **LOCATION:**
Amenity Field

 **FOOD TRUCK ON SITE!**
COMPASS EATERY  

Bring your blankets and lawn chairs, relax under the stars,
and enjoy an evening of family fun with your neighbors!



WYNNFIELD LAKES



FALL FESTIVAL

FUN FOR THE WHOLE FAMILY

OCTOBER 17 | 11AM – 2PM

COSTUME CONTEST
STARTS AT 12PM

ENTERTAINMENT & ACTIVITIES

BOUNCE HOUSE | OBSTACLE COURSE | INFLATABLE AXE THROWING
BALLOON ART | FACE PAINTING | COSTUME CONTEST
MUSIC | CRAFTS | FOOD TRUCK

Let's
CELEBRATE
Fall Together!



2.



August 25, 2026

WORK ORDER #175167

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

DESCRIPTION OF WORK TO BE PERFORMED
Removal of Ferns from Medjool Date Palm Trunks

SALE:	\$10,313.00
TOTAL:	\$10,313.00

ENHANCEMENT

Removal of fern growth in trunks of Medjool Date Palms.

- 11 Total Medjool Date Palms
- 5 on Island
- 2 on each side on main entrance
- 2 on pool deck

By _____
ANDREW K BALTZ

Date _____
August 25, 2026

**BLAND LANDSCAPING COMPANY,
INC.**

By _____

Date _____

WYNNFIELD LAKES CDD

ESTIMATE



Service Address

Wynnfield Lakes,
12319 Wynnfield
Lakes Drive
Jacksonville, FL

Prepared For

Wynnfield Lakes
(Attn: Lena)
(904) 885-8832

Eagerton Tree Service

5393 Roosevelt Blvd, Suite 8
Jacksonville, FL 32210
Phone: (904) 304-3938
Email: eagertontree@hotmail.com
Web: eagertontree.com/

Estimate #	Palm Fern Removal/Pine limb removal
Date	08/28/2026

Description

Total

Provide fern relief on 11 specified palms at entry way and pool area	\$1,650.00
--	------------

- Shave ferns as best as possible
- Haul away debris

Remove 2 pine stobs and large hanging limbs behind home	\$500.00
---	----------

- Cut stumps flush to grade
- Haul away debris
- Price is based on this work being approved at the same time as the palm trimming project

Subtotal	\$2,150.00
-----------------	-------------------

Total	\$2,150.00
--------------	-------------------

Stump shavings will be left on-site unless specified otherwise.

By signing this document, the customer agrees to the services and conditions outlined in this document. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order. All agreements contingent upon strikes, accidents, or delays beyond our control.

Eagerton Tree Service shall not be responsible for damage to any private or accompanying sub-surface or any route necessary to perform these services. Payment of services are due as specified. Interest of 1.5% per month can be charged on balances past due date.

Michael May

Wynnfield Lakes (Attn: Lena)

3.



September 01, 2026

WORK ORDER #175928

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

DESCRIPTION OF WORK TO BE PERFORMED
12129 Emerald Green Court - Tree Work

SALE:	\$1,500.00
TOTAL:	\$1,500.00

ENHANCEMENT

Removal of broken top and broken limbs on Pine Trees along pond bank in rear of residence.

Removal of Pine Tree stub along pond bank in rear of residence.

Clean-up and debris removal is included.

By _____
ANDREW K BALTZ

By _____

Date _____
September 01, 2026

Date _____

**BLAND LANDSCAPING COMPANY,
INC.**

WYNNFIELD LAKES CDD

4.



Arbor Tech 904

11619 Flynn Road | Jacksonville, Florida 32223
9045008733 | Arbortech904@gmail.com | <https://arbortech904.com>

RECIPIENT:

Lina Hernandez
12319 Wynnfield Lakes Drive
Jacksonville, Florida 32246

Quote #624	
Sent on	Aug 25, 2026
Total	\$2,050.00

Product/Service	Description	Qty.	Unit Price	Total
Tree Pruning	Trim 11 palm trees around property	1	\$2,050.00	\$2,050.00
	Trim various dead limbs behind residence property			
	Includes hauling away all debris			

			Total	\$2,050.00
--	--	--	-------	------------

This quote is valid for the next 30 days, after which values may be subject to change.

5.

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660



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

Estimate Number 12345690
Estimate Date 08/11/2026
Reference Fiberglass Tank Repair

Description	Rate	Qty	Line Total
RE: Fiberglass Tank Repair Note: The crank valve disc kits will need to be replaced as well, as they are leaking and do not create a tight seal which we need in order to complete the fiberglass repair.	\$0.00	1	\$0.00
8" Disc Kit gravity valve disc kit	\$226.08	2	\$452.16
Service After the new disc kits have been installed, we will drain the tank, remove the filter grids, grind out the cracks within the floor, penetrate a hole in the floor of tank, inject a expanding foam to create pressure underneath the tank to help eliminate future cracks. Once the foam has set up, the fiberglass tank floor will be cleaned up, fiberglass resin and mesh will be installed. Once the fiberglass has hardened, we will fine sand it down to make it smooth, then cleaned up again, and finally gel-coated. We will also need to clean up around where the gravity valves come through the wall with light sanding and then apply a bead of SIKA-Flex material around the valves where they come through the wall.	\$3,846.28	1	\$3,846.28
Fuel Surcharge	\$25.00	1	\$25.00
Subtotal			4,323.44
Tax			0.00
Estimate Total (USD)			\$4,323.44

Notes

This estimate is valid for 30 days from 08/11/26.

Terms

Thank You from Big Z Pools

Thank you so much for the opportunity to provide this estimate and for considering Big Z Pools for your property's needs. We take great pride in our communication, our technical expertise, and the quality of our service. We would be more than honored to earn your business, partner with you on this project, and ensure your pool system operates flawlessly for years to come.

If you have any questions at all regarding this quote or the scope of work, please do not hesitate to reach out to our office. We look forward to working with you!

Estimate Terms, Conditions & Disclosures

1. Diagnostic, Quote, & Service Fees

Diagnostic Visit Fee: A \$95.00 fee is charged for all initial diagnostic and quoting site visits. If this estimate is accepted, the full \$95.00 fee will be credited directly toward your final invoice balance.

Estimate Validity: This estimate is valid for exactly 30 days from the date of issuance. If work is not authorized within this period, pricing is subject to change based on fluctuating material and manufacturer costs.

Due Date & Acceptance: Payment terms are reflected on the face of the invoice. Electronic acceptance of this estimate online constitutes a formal, binding contract and full agreement to all terms listed herein.

Document Completion Fees: Our quoted pricing covers standard operational billing and standard insurance requests. If a client requires Big Z Pools to fill out specialized vendor packages, compliance forms, or administrative portals beyond standard contract documents, a custom Document Completion Fee will be assessed per form.

2. Deposit & Mobilization Requirements

Required Project Deposits: For all repairs, remodels, or equipment installations, a non-refundable deposit (as specified on the estimate/invoice) is required prior to project scheduling, ordering of materials, or mobilization of crews.

Scheduling: No work dates will be locked onto our calendar until the required deposit payment has successfully cleared.

3. Payment Methods & Processing Fees

Standard Payments: We accept Cash, Check, and standard ACH payments.

Credit Card Surcharge: Credit cards are accepted; however, a 3.9% surcharge fee applies if this payment method is selected.

Third-Party Payment Systems: Our pricing reflects cash, check, or standard ACH payout. If payments are processed through AvidXchange or any other third-party system that deducts merchant, transaction, or deposit fees from our payout, the deducted amount will be billed back to the customer on a separate invoice to ensure full recovery of the contracted balance.

4. Late Fees & Past-Due Accounts

Late Fee Structure: Overdue balances are subject to the following charges once the net terms and an additional 5-day mailing grace period have passed:

Pool Service Invoices: A flat \$70.00 late fee.

Repair, Remodel, Material, or Service Call Invoices: A 3.5% late fee on the total outstanding balance.

Billing Discrepancies: Invoice disputes or discrepancies must be brought to our attention prior to the invoice due date.

Delays caused by unvoiced discrepancies will not exempt the account from late fees.

5. Project Changes, Site Conditions, & Access

Change Order Policy: Once work has commenced on a project, any deviations, additions, or deletions from the original scope of work requested by the customer or dictated by unforeseen physical site conditions will require a formal, written Change Order. Work on the modified scope will not proceed until the Change Order is priced, accepted, and signed by both parties.

Site Conditions & Existing Utilities: Big Z Pools is not responsible for the structural integrity, code compliance, or functionality of existing underground plumbing, electrical main lines, or breaker panels. Any repairs required to bring existing utilities up to operational standards to support the new equipment will be billed separately.

Access & Property Damage Disclaimer: The customer must provide clear, unobstructed access to the work area. Big Z Pools is not liable for unavoidable minor damage to landscaping, sod, concrete pathways, or driveways resulting from the transport of heavy machinery, equipment, or materials required for installation.

Underground Hazards & Unforeseen Obstructions: Quoted excavation pricing covers standard digging conditions. Any hidden underground obstructions (e.g., unmarked private utilities, excessive tree roots, buried concrete/debris, or high groundwater requiring active dewatering) will result in an immediate stop-work and require a Change Order to cover additional labor and equipment costs.

Chemical Balancing: Unless explicitly itemized in the scope of work above, the cost of initial startup chemicals required to re-balance the pool water after equipment installation is not included and will be billed based on actual usage.

6. Returns, Cancellations, & Overpayments

Custom & Special Orders: All custom-made or special-order items are final sale. No returns or exchanges are accepted under any circumstances.

Standard Material Returns: Returns and restocking fees for standard, typical material items are governed strictly by the respective manufacturer's guidelines.

Cancellations & Overpayments: If services are cancelled after a deposit/payment is received, or if an invoice is overpaid, funds are non-refundable. Upon approval, the balance will be issued strictly as an account credit to be applied toward future services.

7. Compliance, Insurance, & Tax Credentials

Workers' Compensation: Please note that Big Z Pools operates as a legally registered Workers' Compensation Exempt entity under State of Florida regulations.

COI & W-9 Requests: To request a W-9 or a Certificate of Insurance (COI), please send a separate email to office@bigzpoolservice.com. You must include the required certificate holder details and/or a sample COI template so our insurance agents may accurately prepare and issue the document.

8. Governing Law & Exclusive Venue (St. Johns County, FL)

Governing Law: This agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

Exclusive Venue & Jurisdiction: The parties agree that the sole and exclusive venue for any and all legal proceedings, litigation, or disputes arising out of or relating to this contract shall be in St. Johns County, Florida.

Litigation Costs: In the event of litigation arising from nonpayment or breach of contract, the prevailing party shall be entitled to recover all reasonable costs and attorney fees, including those incurred on appeal.

MANDATORY STATE OF FLORIDA CONTRACT DISCLOSURES

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY.

FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND: PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER A CONTRACT, IF THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD.

CHAPTER 558 NOTICE OF CLAIM: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

Your cooperation in adhering to these business terms is greatly appreciated. If you have any questions or require further clarification, please contact our office prior to authorizing work.

ESTIMATE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Wynnfield Lakes CDD
12319 Wynnfeild Lakes Dr.
Jacksonville, FL 32246

Ship to
Wynnfield Lakes CDD
12319 Wynnfeild Lakes Dr.
Jacksonville, FL 32246

Estimate details
Estimate no.: 2004
Estimate date: 09/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	REPAIR LEAK ON FIBERGLASS FILTER TANK. THE LEAK WILL BE REPAIRED INSIDE AND OUTSIDE THE TANK WITH FIBERGLASS & SEALANT	1	\$4,658.27	\$4,658.27
Total					\$4,658.27

Accepted date

Accepted by

6.

Let the MosquitoNix® Elves
Light Up Your Holidays!



HOLIDAY LIGHTS & DECOR

WHY MOSQUITONIX?

Service | Product | Quality

MosquitoNix® **Elves**

TRAINED, INSURED & EXPERIENCED

OUR TRAINED AND EXPERIENCED MOSQUITONIX ELVES WILL TRANSFORM YOUR PROPERTY FOR THE HOLIDAYS!

Do you find buying, installing and storing holiday lights and décor to be the worst part about the holiday season? The MosquitoNix® Elves have eight years of experience and are once again ready to help brighten your holidays. We supply, install, maintain, remove and store your holiday lights and décor! We will install your lights and décor along rooflines, walkways, windows, front doors, shrubs, borders and greenery, as well as wrap trees and hang garland and wreathes. With 100% worry and hassle-free service, it couldn't be any easier!



SUPERIOR PRODUCTS & SERVICES

- High quality LED lights fixtures, décor & bulbs
- Full service maintenance program that includes:
 1. Installation
 2. White glove service (dedicated service line and quick turnaround on repairs)
 3. Removal
 4. Storage of all lights & décor at end of season
- Trained, experienced & courteous uniformed crew
- LED ensures quality assurance and minimizes maintenance requests
- 100% worry & hassle-free service
- Meticulous electrical safety
- Competitive pricing
- Beautiful results



2026 WORKING PROPOSAL

Wynnfield Lakes

MosquitoNix[®] Elves

2026 WORKING PROPOSAL

Ideas Discussed:

- C7 Warm White Mini Lights Wrapping The Base of 9 Palm Trees. Prelit Garland Draping the Top of the Wynnefield Lakes Sign with a Red Bow
\$3,500

*Available power is required.

*Processing fees if using a CC or ACH to avoid fees.



THANK YOU

We Appreciate Your Business

MosquitoNix[®] Elves

TENTH ORDER OF BUSINESS

A.

Wynnfield Lakes
Community Development District

Unaudited Financial Reporting
August 31, 2026



Wynnfield Lakes
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 31,933	\$ -	\$ -	\$ 3,569	\$ 35,502
Investments:					
State Board of Administration (SBA)	-	-	-	347,423	347,423
US Bank Custody Account	172,288	-	-	-	172,288
United Community	250,839	-	-	-	250,839
Series 2026					
Capitalized Interest	-	8,564	-	-	8,564
Revenue	-	849	-	-	849
Interest	-	43,216	-	-	43,216
Construction Fund	-	-	750,575	-	750,575
Cost of Issuance Fund	-	-	7,683	-	7,683
Prepaid Expenses	400	-	-	-	400
Total Assets	\$ 455,461	\$ 52,629	\$ 758,258	\$ 350,992	\$ 1,617,339
Liabilities:					
Accounts Payable	\$ 2,240	\$ -	\$ -	\$ -	\$ 2,240
Total Liabilities	\$ 2,240	\$ -	\$ -	\$ -	\$ 2,240
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 400	\$ -	\$ -	\$ -	\$ 400
Restricted for:					
Debt Service	-	52,629	-	-	52,629
Capital Projects	-	-	758,258	-	758,258
Assigned for:					
Capital Reserve Fund	-	-	-	350,992	350,992
Unassigned	452,821	-	-	-	452,821
Total Fund Balances	\$ 453,221	\$ 52,629	\$ 758,258	\$ 350,992	\$ 1,615,099
Total Liabilities & Fund Balance	\$ 455,461	\$ 52,629	\$ 758,258	\$ 350,992	\$ 1,617,339

Wynnfield Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 659,082	\$ 659,082	\$ 661,673	\$ 2,591
Interest Income	10,000	10,000	18,960	8,960
Clubhouse and other Income	2,530	2,530	7,799	5,269
Total Revenues	\$ 671,612	\$ 671,612	\$ 688,432	\$ 16,820
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
PR-FICA	459	459	459	-
Engineering	10,500	9,625	6,738	2,887
Attorney	20,000	20,000	31,416	(11,416)
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	5,305	5,305	5,305	(1)
Arbitrage Rebate	600	550	-	550
Dissemination Agent	1,167	1,167	1,170	(3)
Trustee Fees	5,215	4,780	-	4,780
Management Fees	55,424	50,806	50,805	-
Information Technology	1,800	1,650	1,650	-
Website Maintenance	1,000	917	917	-
Travel & Per Diem	250	229	-	229
Telephone	300	275	269	6
Postage & Delivery	100	100	1,133	(1,033)
Meeting Room	1,500	1,500	2,300	(800)
Insurance General Liability	10,091	9,502	9,502	-
Printing & Binding	750	688	452	235
Legal Advertising	1,000	1,000	3,836	(2,836)
Other Current Charges	882	882	973	(91)
Office Supplies	150	138	0	137
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 125,968	\$ 119,046	\$ 126,400	\$ (7,356)
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance (FIA)	\$ 17,418	\$ 15,650	\$ 15,650	\$ -
Utilities - Irrigation (JEA)	10,000	9,167	8,633	534
Field Operations Management (Vesta Property)	29,561	27,098	27,098	-
Security Service/Monitoring (Fidelity Security)	58,840	53,937	56,154	(2,217)
Landscape Maintenance (Bland)	68,640	62,920	62,931	(11)
Landscape Contingency	21,835	20,015	17,296	2,719
Lake Maintenance (Solitude)	10,665	9,776	8,492	1,284
Irrigation Maintenance (Bland)	10,000	9,167	7,341	1,825
Repairs & Replacements	12,500	11,458	2,536	8,922
Refuse Service (Waste Management)	3,600	3,600	3,675	(75)
Stormwater User Fees	1,140	1,045	-	1,045
Animal Control	15,100	15,100	15,106	(6)
Contingency	10,000	9,167	2,390	6,777
Subtotal Field Expenditures	\$ 269,299	\$ 248,099	\$ 227,302	\$ 20,797

Wynnfield Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Amenity Expenditures				
Amenity Center Management (Vesta Property)	\$ 83,353	\$ 76,407	\$ 76,406	\$ 1
Facility Attendants (Vesta Property)	12,618	11,566	11,567	-
General Facility Maintenance (Vesta Property)	19,302	17,694	18,993	(1,300)
Utilities - Electric (JEA)	15,000	13,750	10,378	3,372
Utilities - Water & Sewer (JEA)	6,600	6,050	4,519	1,531
Telephone/Internet & Cable (Comcast)	5,760	5,760	6,620	(860)
Repairs & Replacements	15,000	13,750	9,053	4,697
Fitness Equipment Maintenance	1,360	1,360	1,535	(175)
Fitness Center Supplies	1,000	917	-	917
Pool Maintenance (Vesta Property)	15,473	14,183	14,184	-
Pool Chemicals (PoolSure)	15,000	13,750	12,247	1,503
Janitorial Service/Supplies (Vesta Property)	9,754	8,941	8,941	-
Office Supplies / Mailings / Printings	1,250	1,146	349	797
Operating Supplies	4,500	4,125	3,676	449
Permit Fees	1,800	1,800	1,857	(57)
Special Events	10,000	9,167	7,572	1,595
Recreation Passes	500	458	200	258
Holiday Lighting	5,000	4,583	3,400	1,183
Subtotal Amenity Expenditures	\$ 223,269	\$ 205,406	\$ 191,496	\$ 13,911
Total Operations & Maintenance	\$ 492,567	\$ 453,505	\$ 418,798	\$ 34,708
Total Expenditures	\$ 618,535	\$ 572,552	\$ 545,197	\$ 27,352
Excess (Deficiency) of Revenues over Expenditures	\$ 53,077	\$ 99,061	\$ 143,235	\$ 44,172
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ 30,000	\$ 30,000	\$ 31,211	\$ 1,211
Capital Reserve Funding - Transfer Out	(99,833)	(99,833)	(99,833)	-
Total Other Financing Sources/(Uses)	\$ (69,833)	\$ (69,833)	\$ (68,622)	\$ 1,211
Net Change in Fund Balance	\$ (16,756)	\$ 29,228	\$ 74,613	\$ 45,383
Fund Balance - Beginning	\$ 16,756		\$ 378,607	
Fund Balance - Ending	\$ -		\$ 453,221	

Wynnfield Lakes
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 659,082	\$ -	\$ 162,798	\$ 456,865	\$ 12,304	\$ 6,200	\$ 4,701	\$ 7,431	\$ 3,250	\$ 8,124	\$ -	\$ -	\$ -	\$ 661,673
Interest Income	10,000	1,397	1,050	933	2,267	2,139	1,910	1,974	1,789	1,713	1,641	2,146	-	18,960
Clubhouse and other Income	2,530	-	1,600	354	-	50	183	1,350	625	36	3,200	400	-	7,799
Total Revenues	\$ 671,612	\$ 1,397	\$ 165,448	\$ 458,153	\$ 14,570	\$ 8,389	\$ 6,795	\$ 10,755	\$ 5,664	\$ 9,874	\$ 4,841	\$ 2,546	\$ -	\$ 688,432
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$ 6,000	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ 6,000
PR-FICA	459	-	-	61	-	61	61	77	61	77	61	-	-	459
Engineering	10,500	290	950	-	239	778	920	863	-	-	2,699	-	-	6,738
Attorney	20,000	929	3,428	980	530	3,550	5,591	4,482	3,293	-	8,634	-	-	31,416
Annual Audit	3,300	-	-	-	3,300	-	-	-	-	-	-	-	-	3,300
Assessment Administration	5,305	5,305	-	-	-	-	-	-	-	-	-	-	-	5,305
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	1,167	97	97	97	97	97	97	197	97	97	97	97	-	1,170
Trustee Fees	5,215	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	55,424	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	-	50,805
Information Technology	1,800	150	150	150	150	150	150	150	150	150	150	150	-	1,650
Website Maintenance	1,000	83	83	83	83	83	83	83	83	83	83	83	-	917
Travel & Per Diem	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	28	76	9	15	4	-	30	8	14	29	57	-	269
Postage & Delivery	100	23	-	-	-	-	-	-	1,067	-	-	42	-	1,133
Meeting Room	1,500	-	300	-	-	300	300	300	300	500	300	-	-	2,300
Insurance General Liability	10,091	9,502	-	-	-	-	-	-	-	-	-	-	-	9,502
Printing & Binding	750	80	1	61	6	30	20	1	48	54	68	83	-	452
Legal Advertising	1,000	323	-	-	-	107	114	214	2,714	-	365	-	-	3,836
Other Current Charges	882	95	49	70	134	72	88	95	115	98	72	83	-	973
Office Supplies	150	-	-	-	-	-	-	-	0	-	-	0	-	0
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 125,968	\$ 21,700	\$ 9,753	\$ 6,931	\$ 9,173	\$ 10,651	\$ 12,844	\$ 12,110	\$ 13,356	\$ 6,691	\$ 17,976	\$ 5,214	\$ -	\$ 126,400

Wynnfield Lakes
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>														
Field Expenditures														
Property Insurance (FIA)	\$ 17,418	\$ 15,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,650
Utilities - Irrigation (JEA)	10,000	2,550	1,589	695	987	590	1,153	827	81	81	-	81	-	8,633
Field Operations Management (Vesta Property)	29,561	2,463	2,463	2,463	2,463	2,463	2,463	2,463	2,463	2,463	2,463	2,463	-	27,098
Security Service/Monitoring (Fidelity Security)	58,840	4,237	8,209	5,184	4,752	5,184	5,157	5,184	7,776	5,184	5,287	-	-	56,154
Landscape Maintenance (Bland)	68,640	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	-	62,931
Landscape Contingency	21,835	112	4,912	112	112	6,691	112	112	112	3,109	1,800	112	-	17,296
Lake Maintenance (Solitude)	10,665	772	772	772	772	772	772	772	772	772	772	772	-	8,492
Irrigation Maintenance (Bland)	10,000	605	2,221	-	-	1,251	-	629	-	2,193	442	-	-	7,341
Repairs & Replacements	12,500	-	-	-	1,860	675	-	-	1	-	-	-	-	2,536
Refuse Service (Waste Management)	3,600	291	290	293	291	289	292	387	387	389	379	385	-	3,675
Stormwater User Fees	1,140	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Control	15,100	1,248	1,548	1,248	1,548	1,248	1,248	1,248	1,870	1,200	1,200	1,500	-	15,106
Contingency	10,000	-	-	-	-	-	-	2,300	-	-	-	90	-	2,390
Subtotal Field Expenditures	\$ 269,299	\$ 33,650	\$ 27,726	\$ 16,488	\$ 18,507	\$ 24,884	\$ 16,919	\$ 19,644	\$ 19,184	\$ 21,113	\$ 18,064	\$ 11,125	\$ -	\$ 227,302
Amenity Expenditures														
Amenity Center Management (Vesta Property)	\$ 83,353	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ 6,946	\$ -	\$ 76,406
Facility Attendants (Vesta Property)	12,618	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	-	11,567
General Facility Maintenance (Vesta Property)	19,302	1,609	1,609	1,609	1,609	1,609	1,609	1,609	1,609	1,609	1,609	2,908	-	18,993
Utilities - Electric (JEA)	15,000	1,040	893	941	1,054	934	982	1,047	1,146	1,240	-	1,102	-	10,378
Utilities - Water & Sewer (JEA)	6,600	414	337	431	414	405	448	609	566	405	-	490	-	4,519
Telephone/Internet & Cable (Comcast)	5,760	598	598	625	639	639	639	639	641	639	630	333	-	6,620
Repairs & Replacements	15,000	84	524	1,200	34	308	1,732	4,275	328	187	275	105	-	9,053
Fitness Equipment Maintenance	1,360	-	340	175	-	340	-	-	-	340	-	340	-	1,535
Fitness Center Supplies	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance (Vesta Property)	15,473	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	-	14,184
Pool Chemicals (PoolSure)	15,000	846	824	824	857	857	857	1,429	1,429	1,465	1,429	1,429	-	12,247
Janitorial Service/Supplies (Vesta Property)	9,754	813	813	813	813	813	813	813	813	813	813	813	-	8,941
Office Supplies / Mailings / Printings	1,250	31	-	71	63	28	59	-	4	19	37	36	-	349
Operating Supplies	4,500	158	257	-	253	177	1,176	-	411	409	305	529	-	3,676
Permit Fees	1,800	454	-	-	877	-	-	-	525	-	-	-	-	1,857
Special Events	10,000	2,732	99	900	204	1,420	589	-	400	277	-	950	-	7,572
Recreation Passes	500	200	-	-	-	-	-	-	-	-	-	-	-	200
Holiday Lighting	5,000	-	3,400	-	-	-	-	-	-	-	-	-	-	3,400
Subtotal Amenity Expenditures	\$ 223,269	\$ 18,265	\$ 18,982	\$ 16,875	\$ 16,104	\$ 16,817	\$ 18,192	\$ 19,706	\$ 17,160	\$ 16,689	\$ 14,384	\$ 18,321	\$ -	\$ 191,496
Total Operations & Maintenance	\$ 492,567	\$ 51,915	\$ 46,707	\$ 33,364	\$ 34,611	\$ 41,701	\$ 35,110	\$ 39,350	\$ 36,343	\$ 37,802	\$ 32,449	\$ 29,446	\$ -	\$ 418,798
Total Expenditures	\$ 618,535	\$ 73,615	\$ 56,461	\$ 40,294	\$ 43,783	\$ 52,352	\$ 47,954	\$ 51,461	\$ 49,699	\$ 44,493	\$ 50,425	\$ 34,660	\$ -	\$ 545,197
Excess (Deficiency) of Revenues over Expenditures	\$ 53,077	\$ (72,218)	\$ 108,988	\$ 417,858	\$ (29,213)	\$ (43,963)	\$ (41,160)	\$ (40,705)	\$ (44,035)	\$ (34,619)	\$ (45,585)	\$ (32,113)	\$ -	\$ 143,235
Other Financing Sources/Uses:														
Interfund Transfer In/(Out)	\$ 30,000	\$ -	\$ -	\$ -	\$ 31,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,211
Capital Reserve Funding - Transfer Out	(99,833)	-	-	(99,833)	-	-	-	-	-	-	-	-	-	(99,833)
Total Other Financing Sources/Uses	\$ (69,833)	\$ -	\$ -	\$ (99,833)	\$ 31,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (68,622)
Net Change in Fund Balance	\$ (16,756)	\$ (72,218)	\$ 108,988	\$ 318,025	\$ 1,998	\$ (43,963)	\$ (41,160)	\$ (40,705)	\$ (44,035)	\$ (34,619)	\$ (45,585)	\$ (32,113)	\$ -	\$ 74,613

Wynnfield Lakes
Community Development District
Debt Service Fund Series 2014 - Refunded 07/24/2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 517,894	\$ 517,894	\$ 519,928	\$ 2,034
Special Assessments - Prepayments	-	-	11,007	11,007
Interest Income	10,000	10,000	17,977	7,977
Total Revenues	\$ 527,894	\$ 527,894	\$ 548,912	\$ 21,019
Expenditures:				
Interest - 11/1	\$ 97,850	\$ 97,850	\$ 97,850	\$ -
Interest - 5/1	97,850	97,850	97,850	-
Principal - 5/1	325,000	325,000	325,000	-
Special Call - 5/1	-	-	15,000	(15,000)
Interest - Defeasance 7/24/26	-	-	46,524	(46,524)
Principal - Defeasance 7/24/26	-	-	277,812	(277,812)
Total Expenditures	\$ 520,700	\$ 520,700	\$ 860,036	\$ (339,336)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,194	\$ 7,194	\$ (311,124)	\$ (318,318)
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$ (30,000)	\$ (30,000)	\$ (75,243)	\$ (45,243)
Total Other Financing Sources/(Uses)	\$ (30,000)	\$ (30,000)	\$ (75,243)	\$ (45,243)
Net Change in Fund Balance	\$ (22,806)	\$ (22,806)	\$ (386,367)	\$ (363,560)
Fund Balance - Beginning	\$ 121,583		\$ 386,367	
Fund Balance - Ending	\$ 98,776		\$ -	

Wynnfield Lakes
Community Development District
Debt Service Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 40	\$ 40
Total Revenues	\$ -	\$ -	\$ 40	\$ 40
Expenditures:				
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 40	\$ 40
Other Financing Sources/(Uses):				
Bond Refunding Proceeds	\$ -	\$ -	\$ 3,855,745	\$ 3,855,745
Payment to Refunding Escrow Agent	-	-	(3,847,188)	(3,847,188)
Interfund Transfer In	-	-	44,032	44,032
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 52,589	\$ 52,589
Net Change in Fund Balance	\$ -	\$ -	\$ 52,629	\$ 52,629
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 52,629	

Wynnfield Lakes
Community Development District
Capital Projects Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues</u>				
Bond Proceeds	\$ -	\$ -	\$ 984,255	\$ 984,255
Interest Income	-	-	583	583
Total Revenues	\$ -	\$ -	\$ 984,838	\$ 984,838
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	226,580	(226,580)
Total Expenditures	\$ -	\$ -	\$ 226,580	\$ (226,580)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 758,258	\$ 758,258
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 758,258	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 758,258	

Wynnfield Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	\$ 10,909	\$ 10,000	\$ 9,237	\$ (764)
Total Revenues	\$ 10,909	\$ 10,000	\$ 9,237	\$ (764)
Expenditures:				
Capital Outlay	\$ 70,358	\$ 64,495	\$ -	\$ 64,495
Parking Lot	-	-	3,570	(3,570)
Other Current Charges	800	733	687	46
Total Expenditures	\$ 71,158	\$ 65,228	\$ 4,257	\$ 60,971
Excess (Deficiency) of Revenues over Expenditures	\$ (60,249)	\$ (55,228)	\$ 4,979	\$ 60,207
Other Financing Sources/(Uses)				
Capital Reserve Funding - Transfer In	\$ 99,833	\$ 99,833	\$ 99,833	\$ -
Total Other Financing Sources (Uses)	\$ 99,833	\$ 99,833	\$ 99,833	\$ -
Net Change in Fund Balance	\$ 39,584	\$ 44,605	\$ 104,812	\$ 60,207
Fund Balance - Beginning	\$ 245,173		\$ 246,180	
Fund Balance - Ending	\$ 284,758		\$ 350,992	

Wynnfield Lakes
Community Development District
Long Term Debt Report

Series 2014, Special Assessment Bonds (Refunded 07/24/2026)		
Original Bond		\$7,490,000
Maturity Date:		5/1/2036
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		-
Reserve Fund Balance		-
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)
Less: Principal Payment - 5/1/26		(\$325,000)
Less: Special Call Payment - 5/1/26		(\$15,000)
Less: Refunded & Defeased - 7/24/26		(\$4,125,000)
Current Bonds Outstanding		\$0

Series 2026, Capital Improvement Revenue and Refunding Bond

Original Bond		\$4,840,000
Maturity Date:		05/01/2036
Interest Rate:		3.970%
Reserve Fund Definition	None - no debt service reserve fund established for the Serie	
Reserve Fund Requirement		\$0
Reserve Fund Balance		\$0
Bond Components:		
Refunding Bond	3.970%	\$4,040,000
Revenue Bond	3.970%	\$800,000
Bonds Outstanding - 7/24/26		\$4,840,000
Less: Principal Payment - 5/1/27		\$0
Current Bonds Outstanding		\$4,840,000
Total Debt Service (all periods)		\$5,915,636
Maximum Annual Debt Service		\$590,282
First Coupon Date		11/01/2026

B.

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessment Receipts Summary

TOTAL TAX ROLL	# UNITS ASSESSED	DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	576	517,893.59	659,084.26	1,176,977.85

SUMMARY OF TAX ROLL RECEIPTS				
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2014 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2025	1,522.81	1,937.96	3,460.77
2	11/14/2025	11,851.70	15,082.76	26,934.46
3	11/25/2025	20,229.48	25,744.55	45,974.03
4	11/26/2025	94,319.38	120,033.18	214,352.56
5	12/4/2025	314,928.55	400,785.91	715,714.46
6	12/10/2025	41,661.34	53,019.25	94,680.59
7	12/17/2025	2,404.73	3,060.31	5,465.04
8	1/12/2026	7,250.81	9,227.57	16,478.38
9	1/21/2026	2,417.13	3,076.09	5,493.22
10	2/4/2026	3,644.29	4,637.81	8,282.10
11	2/20/2026	1,227.16	1,561.71	2,788.87
12	3/4/2026	3,681.47	4,685.13	8,366.60
13	3/18/2026	12.40	15.78	28.18
14	4/3/2026	3,322.94	4,228.86	7,551.80
15	4/20/2026	2,516.29	3,202.29	5,718.58
16	5/11/2026	1,276.74	1,624.81	2,901.55
17	5/26/2026	1,276.74	1,624.80	2,901.54
18	6/4/2026	-	-	-
TAX CERTIFICATES	6/26/2026	6,383.70	8,124.06	14,507.76
		-	-	-
TOTAL RECEIPTS		519,927.66	661,672.83	1,181,600.49
BALANCE DUE		(2,034.07)	(2,588.57)	(4,622.64)

PERCENT COLLECTED	100.39%
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C.

Wynnfield Lakes

Community Development District

Check Register Summary

July 1 - August 31, 2026

Fund	Date	Check No.	Amount
General Fund - Wells Fargo			
Payroll			
	7/23/26	50567-50570	\$ 738.80
		Sub-Total	\$ 738.80
Accounts Payable			
	7/8/26	5194-5199	\$ 6,086.90
	7/28/26	5200-5210	33,446.54
	8/5/26	5211-5216	17,434.57
	8/11/26	5217-5224	21,235.31
	8/25/26	5225-5228	6,383.16
		Sub-Total	\$ 84,586.48
Autopayments ACH*			
	7/16/26	JEA	\$ 1,725.54
	7/20/26	Comcast	630.24
	7/21/26	Waste Management	379.38
	8/14/26	JEA	1,672.51
	8/19/26	Comcast	277.78
	8/19/26	Waste Management	385.46
		Sub-Total	\$ 5,070.91
Wells Fargo Credit Card*			
	7/23/26	June Purchases	\$ 457.10
	8/18/26	July Purchases	724.60
		Sub-Total	\$ 1,181.70
Total General Fund			\$ 91,577.89

Capital Reserve Fund - Wells Fargo

Accounts Payable		\$ -
Total Capital Reserve Fund		\$ -
GRAND TOTAL		\$ 91,577.89

*The utility schedule, utility invoices, and Wells Fargo credit card statement with supporting invoices are available upon request.

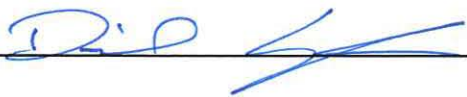
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50567590054043		LUIS DIAZ-RODRIGUEZ	184.70	7/23/2026
50568590054047		JEFFREY A LAWTON	184.70	7/23/2026
50569	10	MARK A OLIVER	184.70	7/23/2026
50570	9	KRISTI SWEENEY	184.70	7/23/2026
TOTAL FOR REGISTER			738.80	

Attendance Sheet

District: Wynnfield Lakes CDD

Meeting Date: Wednesday, July 22, 2026

	Supervisor	In Attendance	Fees
1.	<i>Luis-Diaz Rodriguez</i> <i>Vice-chairman</i>	☒	\$200
2.	<i>Jeff Lawton</i> <i>Assistant Secretary</i>	☒	\$200
3.	<i>Nate Dickenson</i> <i>Assistant Secretary</i>	☐	\$200
4.	<i>Kristi Sweeney</i> <i>Chairman</i>	☒	\$200
5.	<i>Mark Oliver</i> <i>Assistant Secretary</i>	☒	\$200

District Manager: 

PLEASE RETURN COMPLETED FORM TO TIZIANA CESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/08/26	00032	6/25/26 26-03698	202606 310-51300-48000	NOTICE OF PH & REG MTG	*	254.00	
				DAILY RECORD + OBSERVER LLC			254.00 005194
7/08/26	00237	6/16/26 26-150	202606 320-53800-34500	SECURITY SV 6/6/26	*	1,296.00	
		6/16/26 26-150	202606 320-53800-34500	SECURITY SV 6/13/26	*	1,296.00	
				FIDELITY SECURITY OPERATIONS			2,592.00 005195
7/08/26	00192	6/25/26 180-0626	202606 320-53800-46802	JUN 26- GOOSE CONTROL	*	1,200.00	
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 005196
7/08/26	00228	7/01/26 13129563	202607 320-57200-46201	JUL 26 - CHEMICALS	*	1,428.90	
				POOLSURE			1,428.90 005197
7/08/26	00189	7/08/26 07082026	202607 320-53800-46101	JUL 26 REIMB LANDSCAPE MT	*	42.00	
		7/08/26 07082026	202607 320-53800-46101	JUL 26 REIMB WATER/SEWER	*	70.00	
				PETER AND JENNIFER TOWNSEND			112.00 005198
7/08/26	00036	6/24/26 UC21872	202606 310-51300-60100	MEETING ROOM 6/24/26	*	500.00	
				UNIVERSITY OF NORTH FLORIDA			500.00 005199
7/28/26	00264	7/01/26 374296	202607 320-53800-46100	JUL LANDSCAPE MAINTENANCE	*	5,721.00	
				BLAND LANDSCAPING CO. INC			5,721.00 005200
7/28/26	00264	7/20/26 375289	202606 320-53800-43400	IRRIGATION REPAIRS-JUN26	*	442.00	
				BLAND LANDSCAPING CO. INC			442.00 005201
7/28/26	00237	6/30/26 26-157	202606 320-53800-34500	SECURITY SERVICES - 6/20	*	1,296.00	
		6/30/26 26-157	202606 320-53800-34500	SECURITY SERVICES - 6/27	*	1,296.00	
				FIDELITY SECURITY OPERATIONS			2,592.00 005202
7/28/26	00237	7/14/26 26-169	202607 320-53800-34500	SECURITY SERVICES - 7/4	*	1,080.00	
		7/14/26 26-169	202607 320-53800-34500	SECURITY SERVICES - 7/4	*	324.00	

WYNN --WYNNFIELD -- OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/14/26 26-169	202607 320-53800-34500		*	1,296.00	
			SECURITY SERVICES - 7/11				
				FIDELITY SECURITY OPERATIONS			2,700.00 005203
7/28/26 00192		7/25/26 1180-072	202607 320-53800-46802		*	1,200.00	
			JUL26 - GOOSE CONTROL				
				GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00 005204
7/28/26 00222		7/17/26 15512	202606 310-51300-31500		*	1,951.50	
			JUN26 GENERAL COUNSEL				
				KILINSKI VAN WYK PLLC			1,951.50 005205
7/28/26 00222		7/17/26 15513	202606 310-51300-31500		*	2,147.62	
			JUL26 MONTHLY CDD MEETING				
				KILINSKI VAN WYK PLLC			2,147.62 005206
7/28/26 00255		7/06/26 195365	202606 310-51300-31100		*	1,448.75	
			JUN264 ENGINEERING FEES				
				MATTHEWS DCCM			1,448.75 005207
7/28/26 00224		7/01/26 PSI28193	202607 320-53800-46800		*	772.00	
			JUL26 LAKE MAINTENANCE				
				SOLITUDE LAKE MANAGMENT			772.00 005208
7/28/26 00036		7/24/26 UC21902	202607 310-51300-60100		*	300.00	
			MEETING ROOM 7/22/26				
				UNIVERSITY OF NORTH FLORIDA			300.00 005209
7/28/26 00221		7/01/26 433121	202607 320-53800-34400		*	2,463.42	
			JUL26 FIELD OPS MANAGMENT				
		7/01/26 433121	202607 320-57200-34300		*	6,946.00	
			JUL26 AMENITY MANAGEMENT				
		7/01/26 433121	202607 320-57200-46700		*	1,051.50	
			JUL26 FACILITY ATTENDANTS				
		7/01/26 433121	202607 320-57200-46600		*	1,608.50	
			JUL26 GEN FACILITY MAIN				
		7/01/26 433121	202607 320-57200-46200		*	1,289.42	
			JUL26 POOL MAINTENANCE				
		7/01/26 433121	202607 320-57200-34200		*	812.83	
			JUL26 JANITORIAL SERVICES				
				VESTA PROPERTY SERVICES, INC			14,171.67 005210
8/05/26 00258		7/08/26 07082026	202608 320-57200-49400		*	600.00	
			METRO FOAM EVENT 8/8/26				
				CHILDREN'S MINISTRY INTERNATIONAL			600.00 005211

WYNN --WYNNFIELD -- OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/05/26	00228	8/01/26 13129563	202608 320-57200-46201 AUG26 POOL CHEMICALS	POOLSURE	*	1,428.90	1,428.90 005212
8/05/26	00224	8/01/26 PSI29116	202608 320-53800-46800 AUG26 LAKE MAINTENANCE	SOLITUDE LAKE MANAGMENT	*	772.00	772.00 005213
8/05/26	00189	8/01/26 08012026	202608 320-53800-46101 AUG26 REIMB WATER/SEWER		*	70.00	
		8/01/26 08012026	202608 320-53800-46101 AUG26 REIMB LANDSCAPE MT	PETER AND JENNIFER TOWNSEND	*	42.00	112.00 005214
8/05/26	00227	7/26/26 3637	202608 320-57200-49400 BALLOON ENTERTAINMENT 8/8	TWIST OF FUN BALLOON ART	*	350.00	350.00 005215
8/05/26	00221	8/01/26 433728	202608 320-53800-34400 AUG26 FIELD OPS MGMT		*	2,463.42	
		8/01/26 433728	202608 320-57200-34300 AUG26 AMENITY MANAGEMENT		*	6,946.00	
		8/01/26 433728	202608 320-57200-46700 AUG26 FACILITY ATTENDANTS		*	1,051.50	
		8/01/26 433728	202608 320-57200-46600 AUG26 GEN FACILITY MAINT		*	1,608.50	
		8/01/26 433728	202608 320-57200-46200 AUG26 POOL MAINTENANCE		*	1,289.42	
		8/01/26 433728	202608 320-57200-34200 AUG26 JANITORIAL SERVICES	VESTA PROPERTY SERVICES, INC	*	812.83	14,171.67 005216
8/11/26	00248	8/03/26 6993-C3L	202608 320-57200-46600 DE FILTERS INSTALLED	BIG Z POOL SERVICE, LLC	*	1,299.75	1,299.75 005217
8/11/26	00264	8/01/26 377311	202608 320-53800-46100 AUG LANDSCAPE MAINTENANCE	BLAND LANDSCAPING CO. INC	*	5,721.00	5,721.00 005218
8/11/26	00277	8/06/26 38226	202608 320-53800-49000 BACKFLOW TEST/CERTIFICATE	P3 SERVICES OF FL LLC	*	90.00	90.00 005219
8/11/26	00237	7/31/26 26-175	202607 320-53800-34500 SECURITY SERVICES - 7/18		*	1,290.60	

WYNN --WYNNFIELD -- OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/31/26	26-175 202607 320-53800-34500		*	1,296.00	
			SECURITY SERVICES - 7/25				
				FIDELITY SECURITY OPERATIONS			2,586.60 005220
8/11/26	00007	7/01/26	587 202607 310-51300-34000		*	4,618.67	
			JUL26 MANAGEMENT FEES				
		7/01/26	587 202607 310-51300-35100		*	150.00	
			JUL26 INFORMATION TECH				
		7/01/26	587 202607 310-51300-49500		*	83.33	
			JUL26 WEBSITE ADMIN				
		7/01/26	587 202607 310-51300-31600		*	97.25	
			JUL26 DISSEMINATION SVCS				
		7/01/26	587 202607 310-51300-42500		*	67.95	
			COPIES				
		7/01/26	587 202607 310-51300-41000		*	28.72	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			5,045.92 005221
8/11/26	00007	8/01/26	589 202608 310-51300-34000		*	4,618.67	
			AUG26 MANAGEMENT FEES				
		8/01/26	589 202608 310-51300-35100		*	150.00	
			AUG26 INFORMATION TECH				
		8/01/26	589 202608 310-51300-49500		*	83.33	
			AUG26 WEBSITE ADMIN				
		8/01/26	589 202608 310-51300-31600		*	97.25	
			AUG26 DISSEMINATION SVCS				
		8/01/26	589 202608 310-51300-51000		*	.33	
			OFFICE SUPPLIES				
		8/01/26	589 202608 310-51300-42000		*	42.01	
			POSTAGE				
		8/01/26	589 202608 310-51300-42500		*	82.65	
			COPIES				
		8/01/26	589 202608 310-51300-41000		*	57.30	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			5,131.54 005222
8/11/26	00276	6/11/26	26-03251 202606 310-51300-48000		*	110.50	
			NOTICE OF MEETING - 6/24				
				JACKSONVILLE DAILY RECORD			110.50 005223
8/11/26	00255	6/05/26	195297 202605 310-51300-31100		*	1,250.00	
			MAY26 ENGINEERING FEES				
				MATTHEWS DCCM			1,250.00 005224
8/25/26	00264	8/20/26	379339 202607 320-53800-46102		*	1,688.00	
			JUL26-TREE TRIMMING/RMVLS				
				BLAND LANDSCAPING CO. INC			1,688.00 005225
				WYNN --WYNNFIELD -- OKUZMUK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/25/26	00222	8/15/26 15710 JUL26	202607 310-51300-31500 GENERAL COUNSEL	KILINSKI VAN WYK PLLC	*	2,723.00	2,723.00 005226
8/25/26	00222	8/18/26 15711 JUL26	202607 310-51300-31500 MONTHLY CDD MEETING	KILINSKI VAN WYK PLLC	*	1,812.16	1,812.16 005227
8/25/26	00278	7/01/26 176511 GROUND WIRE - MAG LOCK	202607 320-57200-46601	SUNBELT GATED ACCESS SYSTEMS OF FL	*	160.00	160.00 005228
TOTAL FOR BANK A						84,586.48	

WYNN --WYNNFIELD -- OKUZMUK

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 25, 2026

Date

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

Serial #	26-03598D	PO/File #		\$254.00
				Payment Due
Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting				
				\$254.00
Wynnfield Lakes Community Development District				Publication Fee
				\$ 254.00
Case Number				Amount Paid
Publication Dates	6/25, 7/2			
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 # 26-03598D 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
THE ADOPTION OF
THE FISCAL YEAR 2027
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Wynnfield Lakes Community Development District ("District") will hold a public hearing on **July 22, 2026 at 6:00 p.m.** at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida or the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027").

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.wynnfieldlakescdd.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least 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 Manager's Office.

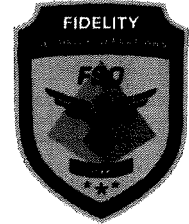
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including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

Wynnfield Lakes
Community Development District
District Manager
Jun. 25, Jul. 2 00 (26-03598D)

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.: 26-150
Terms: Net 30
Invoice date: 06/16/2026
Due date: 07/16/2026

APPROVED

By lihernandez at 11:56 am, Jun 26, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/06/2026	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	06/13/2026	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](#)

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



Bill to

General Manager Lina Hernandez
180-Wynnfield Lakes CDD
Wynnfield Lakes CDD
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Invoice details

Invoice no.: 180-0626
Invoice date: 06/25/2026
Due date: 07/25/2026

APPROVED

By lihernandez at 11:57 am, Jun 26, 2026

Product or service	Description	Qty	Rate	Amount
1	Goose Control Service	4	\$300.00	\$1,200.00
Total				\$1,200.00

320 538 46802



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

Invoice

Date
Invoice#

7/1/2026
131295636068

Terms	Net 20
Due Date	7/21/2026
PO #	

Bill To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

Ship To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	\$1,428.90

APPROVED

By lihernandez at 11:57 am, Jun 26, 2026

Subtotal \$1,428.90

Tax \$0.00

Total \$1,428.90

Amount Paid/Credit Applied \$0.00

Balance Due \$1,428.90

[Click Here to Pay Now](#)



320 372 46201



131295636068



1707 Townhurst Drive
Houston, Texas 77043
800.858.7665
www.poolsure.com

05/18/2026

Dear Valued Customer,

As part of our ongoing commitment to maintaining consistent service levels and avoiding mid-year rate increases, we have worked diligently to absorb the majority of rising fuel costs since February. However, due to continued increases in operating fuel expenses, effective June 1st, 2026, Poolsure will implement a minor temporary fuel surcharge on deliveries and monthly water management/maintenance invoices.

This adjustment is necessary to help maintain the reliable service, responsiveness, and support our customers expect from our team.

Please know this surcharge is strictly temporary and will be removed as fuel costs stabilize.

We sincerely appreciate your continued trust, partnership, and understanding.

Sincerely,

Vincent Flaviani
Vice President of Sales

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: July-26

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: July-26

Amount per each: \$70.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246



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: UC21872

Invoice Date: 6/24/2026
Due Date: 7/24/2026
Event Name: Wynnfield Lakes
Reservation No.: 228863
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, June 24, 2026**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 \$100.00 \$100.00

*** Includes telephone port activation.*

LCD Projector (CLASSROOM/BOT) 1 \$200.00 \$200.00

UC - Setup Notes:

Conference for 10 at front and theater seating for 20 in the rest of the room

Room Charge \$200.00

UC - Audiovisual \$300.00

Subtotal \$500.00

Grand Total \$500.00

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

Adam W. Herbert University Center

Invoice Number: UC21872

Bookings / Details

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

choosing the Herbert University Center.

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 374296
INVOICE DATE 07/01/2026

INVOICE	TERMS
07/01/2026	NET 30
DESCRIPTION	PRICE
JULY BILLING Grounds Maintenance Contract	\$5,721.00
INVOICE GRAND TOTAL	\$5,721.00

APPROVED

By lihernandez at 12:16 pm, Jul 10, 2026

RECEIVED

By Tara Lee at 9:08 am, Jul 27, 2026

PROPERTY
10949

AMOUNT
\$5,721.00

INVOICE
374296

INVOICE DATE
07/01/2026

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 4:47 pm, Jul 21, 2026

INVOICE 375289
INVOICE DATE 07/20/2026

INVOICE	TERMS
07/20/2026	NET 30
DESCRIPTION	PRICE
07/05/2026: WORK ORDER: 170493 June 2026 Irrigation Repairs Completed: 07/01/26	\$442.00
INVOICE GRAND TOTAL	\$442.00

RECEIVED
By Tara Lee at 9:05 am, Jul 27, 2026

PROPERTY 10949	AMOUNT \$442.00	INVOICE 375289	INVOICE DATE 07/20/2026
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BLAND LANDSCAPING CO.

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



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.: 26-157
Terms: Net 30
Invoice date: 06/30/2026
Due date: 07/30/2026

APPROVED

By lihernandez at 12:17 pm, Jul 10, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/20/2026	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00
2.	06/27/2026	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00

Total \$2,592.00

Ways to pay

VISA  DISCOVER  AMEX  BANK  PayPal  VENMO

[View and pay](#)

RECEIVED

By Tara Lee at 8:56 am, Jul 27, 2026

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.: 26-169
Terms: Net 30
Invoice date: 07/14/2026
Due date: 08/13/2026

APPROVED

By lihernandez at 10:48 am, Jul 22, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/04/2026	Unarmed Officer	Hours of Guard Service for the Week	40	\$27.00	\$1,080.00
2.	07/04/2026	Unarmed Officer	Independence Day Holiday Hours of Guard Service for the Week	8	\$40.50	\$324.00
3.	07/11/2026	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00

Total **\$2,700.00**

Ways to pay

VISA  DISCOVER  AMEX BANK  PayPal VENMO

[View and pay](#)

RECEIVED

By Tara Lee at 8:59 am, Jul 27, 2026

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



Bill to
General Manager Lina Hernandez
180-Wynnfield Lakes CDD
Wynnfield Lakes CDD
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Invoice details

Invoice no.: 180-0726
Invoice date: 07/25/2026
Due date: 08/24/2026

APPROVED
By lihernandez at 9:12 am, Jul 24, 2026

Product or service	Description	Qty	Rate	Amount
1	Goose Control Service	4	\$300.00	\$1,200.00
Total				\$1,200.00

RECEIVED
By Tara Lee at 8:50 am, Jul 27, 2026



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 # 15512
Date: 07/17/2026
Due On: 08/16/2026

RECEIVED

By Tara Lee at 9:31 am, Jul 27, 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,951.50	) - (\$0.00	) = \$1,951.50

WYNNLK-01

Wynnfield Lakes CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	06/10/2026	Review and revise audit committee meeting minutes and regular meeting minutes.	0.50	\$355.00	-	\$177.50
Service	MGH	06/10/2026	Correspond with District staff regarding VBS program information for license agreement; review draft agenda for special Board meeting.	0.20	\$300.00	-	\$60.00
Service	MGH	06/12/2026	Review Supervisor of Elections records and status of District Board seats in preparation for 2025 election season.	0.10	\$300.00	-	\$30.00
Service	LG	06/14/2026	Review draft agenda and send revisions; prepare 170.08 assessment resolution.	1.00	\$355.00	-	\$355.00
Service	MGH	06/17/2026	Preliminary review of	0.20	\$300.00	-	\$60.00

			special Board meeting agenda package.				
Service	MGH	06/22/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.40	\$300.00	-	\$120.00
Service	LG	06/22/2026	Confer with Laughlin regarding preparation for board meeting; email engineer and chair in advance of board meeting.	0.60	\$355.00	-	\$213.00
Service	JK	06/22/2026	Review agenda materials, assessment proceeding outline and presentation materials for Board meeting	0.30	\$355.00	-	\$106.50
Service	LG	06/23/2026	Confer with engineer regarding preparation for meeting and public hearing.	0.30	\$355.00	-	\$106.50
Service	JK	06/24/2026	Finalize meeting preparations/engineer coordination and PPT review	0.30	\$355.00	-	\$106.50
Service	MGH	06/24/2026	Further review agenda package and pertinent materials; further prepare for special Board meeting.	1.20	\$300.00	100.0%	\$0.00
Service	LG	06/26/2026	Confer with Laughlin regarding 2026 budget documents.	0.20	\$355.00	-	\$71.00
Service	MGH	06/26/2026	Analyze request from Bland regarding updated landscape agreement and existing contract documents; review draft agenda for upcoming Board meeting.	0.30	\$300.00	-	\$90.00
Service	MGH	06/29/2026	Review Goose Masters renewal proposal and advise regarding procedure for same.	0.20	\$300.00	-	\$60.00
Service	MGH	06/30/2026	Prepare for and attend agenda planning call;	1.20	\$300.00	-	\$360.00

			prepare amended and restated landscape maintenance agreement with Bland.				
Service	LG	06/30/2026	Attend agenda planning call.	0.40	\$355.00	100.0%	\$0.00
Service	LG	06/30/2026	Review list of legislative bills signed into law; analyze steps needed for implementation.	0.10	\$355.00	-	\$35.50
Line Item Discount Subtotal							-\$502.00
Total							\$1,951.50

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 # 15513
Date: 07/17/2026
Due On: 08/16/2026

RECEIVED

By Tara Lee at 9:12 am, Jul 27, 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,147.62	) - (\$0.00	) = \$2,147.62

WYNNLK-101

Wynnfield Lakes CDD - Monthly Meeting

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	06/24/2026	Travel to/attend Board meeting and call on same	5.30	\$355.00	100.0%	\$0.00
Service	MGH	06/24/2026	Prepare for and attend special Board meeting.	3.30	\$300.00	100.0%	\$0.00
Expense	KB	06/24/2026	Travel: Mileage - MGH.	16.00	\$0.725	100.0%	\$0.00
Expense	KB	06/24/2026	Travel: Mileage - JK.	207.00	\$0.725	-	\$150.08
Expense	KB	06/24/2026	Travel: Hotel - JK.	1.00	\$176.00	-	\$176.00
Expense	KB	06/24/2026	Travel: Meals - JK.	1.00	\$21.54	-	\$21.54
Service	JK	06/24/2026	Monthly flat fee: Special Board meeting for June.	1.00	\$1,800.00	-	\$1,800.00
Service	JK	06/26/2026	Return meeting travel	1.00	\$355.00	100.0%	\$0.00
Line Item Discount Subtotal							-\$3,238.10
Total							\$2,147.62

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

Please pay within 30 days.

Project Manager Patrick Miller

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

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

July 06, 2026

Invoice # 195365

Project 0000021827.0000 23186.00 - Wynnfield Lakes CDD

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

- June CDD meeting
- Project Coordination

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

Professional Services through June 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Sr. Project Manager 1	5.50	260.00	1,430.00	
Total Labor				1,430.00

Finance Charge

1.50% of 1,250.00 (balance over 30 days) **18.75**

Total Due: 1,448.75

Outstanding Invoices

Number	Date	Balance
195297	6/5/2026	1,250.00
Total		1,250.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	0.00	15,025.00	15,025.00
Labor	1,430.00	46,317.50	47,747.50
Expense	0.00	369.02	369.02
Unit	0.00	185.36	185.36
Interest	18.75	205.74	224.49
Totals	1,448.75	62,102.62	63,551.37

RECEIVED
By Tara Lee at 9:27 am, Jul 27, 2026

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

LICENSE #26535, L88590, 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.



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number:

PSI281932

Invoice Date:

7/1/2026

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 7/1/2026

Due Date 7/31/2026

Terms Net 30

Customer ID

12907

P.O. Number

P.O. Date

7/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	772.00	772.00
July Billing					
7/1/2026 - 7/31/2026					
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 12:17 pm, Jul 10, 2026

RECEIVED

By Tara Lee at 9:25 am, Jul 27, 2026

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



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: UC21902

Invoice Date: 7/24/2026
Due Date: 8/23/2026
Event Name: Wynnfield Lakes
Reservation No.: 210951
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, July 22, 2026**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 \$100.00 \$100.00

**** Includes telephone port activation.**

UC - Setup Notes:

Conference for 10 at front and theater seating for 20 in the rest of the room

Room Charge \$200.00

UC - Audiovisual \$100.00

RECEIVED

By Tara Lee at 8:52 am, Jul 27, 2026

Subtotal \$300.00

Grand Total \$300.00

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

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

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



Invoice

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

Invoice # 433121
Date 07/01/2026

Terms Net 30
Due Date 07/31/2026
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	2,463.42	2,463.42
Amenity Management	1	6,946.00	6,946.00
Facility Attendants	1	1,051.50	1,051.50
General Facility Maintenance	1	1,608.50	1,608.50
Pool Maintenance	1	1,289.42	1,289.42
Janitorial	1	812.83	812.83

Total 14,171.67

RECEIVED

By Tara Lee at 9:21 am, Jul 27, 2026

Invoice for Metro Foam Party Event

CMI

165 Pond Run Lane
Jacksonville, FL 32218
703-855-0411

Invoice Date: July 8, 2026

Time of Event: August 8, 2026, 11am to 1pm

BILL TO

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

Details	AMOUNT
Metro Foam Event on 8/8/2026, 11am to 1pm	\$600.00

SUBTOTAL \$600.00

TAX RATE 0.00%

TOTAL \$600.00

A nonrefundable Deposit of 50% is Required: \$300.00

THANK YOU FOR YOUR BUSINESS!

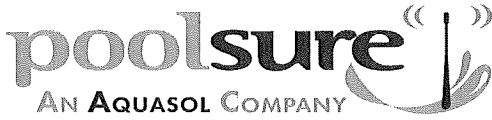
Metro Foam Party Event

If you have any questions concerning this invoice, use the following contact information:
Dr. Terry Horn 703-855-0411

Make all checks payable to CMI

RECEIVED

By Tara Lee at 9:14 am, Jul 27, 2026



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

Invoice

Date
Invoice#

8/1/2026
131295636675

Terms	Net 20
Due Date	8/21/2026
PO #	

Bill To

Wynnfield Lakes CDD
12319 Wynnfield Lakes
Jacksonville FL 32246

Ship To

Wynnfield Lakes CDD
12319 Wynnfield Lakes
Jacksonville FL 32246

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	\$1,428.90

APPROVED

By lihernandez at 9:29 am, Jul 17, 2026

Subtotal \$1,428.90

Tax \$0.00

Total \$1,428.90

Amount Paid/Credit Applied \$0.00

Balance Due \$1,428.90

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 9:13 am, Jul 27, 2026



131295636675



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI291164
Invoice Date: 8/1/2026

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 8/1/2026
Due Date 8/31/2026
Terms Net 30

Customer ID 12907
P.O. Number
P.O. Date 8/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	772.00	772.00
August Billing					
8/1/2026 - 8/31/2026					
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 12:06 pm, Aug 03, 2026

RECEIVED

By Tara Lee at 12:26 pm, Aug 03, 2026

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

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: August-26

Amount per each: \$42.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

RECEIVED

By Tara Lee at 1:12 pm, Jul 28, 2026

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: August-26

Amount per each: \$70.00

320.53800.46101

Peter and Jennifer Townsend V#189

12193 Emerald Green Court

Jacksonville, FL 32246

RECEIVED

By Tara Lee at 1:12 pm, Jul 28, 2026



Twist of Fun! Balloon Art

Inflated Excellence

6111 Wakulla Springs Road • Jacksonville • FL 32258 • twistoffun@outlook.com
Tel: (904) 568-2472 • Fax: • <https://www.facebook.com/Twistoffunballoonart>

Invoice for Services

Invoice Date: July 26, 2026

Invoice No.: 3637

Client:

Wynnfield Lakes Community
WynnField Lakes CDD
12319 Wynnfield Lakes Drive Jacksonville, FL,
32246
Tel:
Email: lihernandez@vestapropertyservices.com

Event Info & Venue:

Aug 8, 2026 - Saturday, 11:00am to 1:00pm
Wynnfield Lakes
12319 Wynnfield Lakes Drive Jacksonville,
FL, 32246

Services:

Item	Rate
Balloon Entertainment 2hrs	\$350.00

Amount Due:

Total:	\$350.00
--------	----------

Terms

- Balance is due by Aug 1, 2026
- Please make all checks payable to Twist of Fun Balloon Art.
- *All payments are non-refundable

If you have any questions or need any additional information, please contact us at (904) 568-2472 or twistoffun@outlook.com.

Thank you for letting us entertain you!

Approved Jul 28, 2026 by Lina Hernandez fingerprint: 50.193.160.46::1785252519

ID: 3637

RECEIVED

By Tara Lee at 1:46 pm, Jul 28, 2026



Invoice

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

Invoice # 433728
Date 08/01/2026

Terms Net 30
Due Date 08/31/2026
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	2,463.42	2,463.42
Amenity Management	1	6,946.00	6,946.00
Facility Attendants	1	1,051.50	1,051.50
General Facility Maintenance	1	1,608.50	1,608.50
Pool Maintenance	1	1,289.42	1,289.42
Janitorial	1	812.83	812.83

Total 14,171.67

RECEIVED

By Tara Lee at 3:09 pm, Jul 30, 2026

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660



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

Invoice Number	6993-C3L
Date of Issue	08/03/2026
Due Date	08/13/2026
Reference	DE Filters
Amount Due (USD)	\$1,299.75

Description	Rate	Qty	Line Total
RE: Main Pool, DE Filters Installed: 08/03/26	\$0.00	1	\$0.00
17.5x24x2 Filter Grids Elements	\$34.25	27	\$924.75
Labor	\$350.00	1	\$350.00
Fuel Surcharge	\$25.00	1	\$25.00

RECEIVED
By Tara Lee at 1:51 pm, Aug 04, 2026

Subtotal	1,299.75
Tax	0.00
Total	1,299.75
Amount Paid	0.00
Amount Due (USD)	\$1,299.75

Notes
Job completed: 08/03/26. Net 10 terms. Thank you for your business!

Terms
Big Z Pools – Invoice Terms, Conditions & Disclosures
1. Payment Terms & Third-Party Processing
Standard Payment Methods: Cash, Check, and standard ACH payments.

Credit Card Surcharge: Credit cards are accepted; however, a 3.9% surcharge fee applies if this payment method is selected.

Third-Party Payment Systems (e.g., AvidXchange): Our invoice pricing reflects cash, check, or standard ACH payout. If payments are processed through AvidXchange or any other third-party system that deducts merchant, transaction, or

deposit fees from our payout, the deducted fee amount will be billed back to the customer on a separate or subsequent invoice to ensure full recovery of the contracted balance.

2. Late Fees & Past-Due Accounts

Overdue balances are subject to the following late charges once the specified net terms and an additional 5-day grace period have passed:

Pool Service Invoices: A flat \$70.00 late fee.

Repair, Remodel, Material, or Service Call Invoices: A 3.5% late fee on the total outstanding balance.

Billing Discrepancies: Invoice disputes or discrepancies must be brought to our attention prior to the invoice due date. Delays caused by unvoiced discrepancies will not exempt the account from late fees.

3. Change Orders & Unforeseen Site Conditions

Change Orders: Any additions, deletions, or scope modifications requested by the customer or dictated by unforeseen physical site conditions require a signed, written Change Order.

Existing Utilities & Hazards: Big Z Pools is not responsible for the structural integrity or functionality of existing underground plumbing, electrical main lines, or breaker panels. Unforeseen underground obstructions (e.g., unmarked utilities, roots, buried concrete) or required utility upgrades will be billed separately.

Chemical Balancing: Unless explicitly itemized in the invoice scope, startup chemicals required to balance pool water after service/installation are billed based on actual usage.

4. Returns, Credits, & Administration

Custom & Special Orders: All custom-made or special-order items are final sale.

Cancellations & Overpayments: Overpayments or approved cancellations will be issued strictly as an account credit toward future services.

Document Completion Fees: Quoted pricing covers standard billing. Custom vendor packages, compliance forms, or administrative portals required by client billing systems will incur a custom Document Completion Fee per form.

5. Legal Venue & Compliance (Florida)

Governing Law & Venue: This agreement is governed by the laws of the State of Florida. Sole and exclusive venue for any disputes or litigation shall be in St. Johns County, Florida. The prevailing party shall be entitled to recover all reasonable costs and attorney fees.

Workers' Compensation: Big Z Pools operates as a legally registered Workers' Compensation Exempt entity under State of Florida regulations.

COI Requests: Email office@bigzpoolservice.com with certificate holder details to request a W-9 or COI.

MANDATORY STATE OF FLORIDA CONTRACT & INVOICE DISCLOSURES FLORIDA CONSTRUCTION LIEN LAW NOTICE:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY.

FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND:

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER A CONTRACT, IF THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD.

CHAPTER 558 NOTICE OF CLAIM:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

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 377311
INVOICE DATE 08/01/2026

INVOICE	TERMS
08/01/2026	NET 30
DESCRIPTION	PRICE
AUGUST BILLING Grounds Maintenance Contract	\$5,721.00
INVOICE GRAND TOTAL	\$5,721.00

APPROVED
By lihernandez at 3:51 pm, Aug 03, 2026

RECEIVED
By Tara Lee at 8:39 am, Aug 04, 2026

PROPERTY 10949	AMOUNT \$5,721.00	INVOICE 377311	INVOICE DATE 08/01/2026
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BLAND LANDSCAPING CO.

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



Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

38226

Invoice Date

8/6/2026

Bill To

Wynnfield Lakes CDD
c/o Vesta Property Services
200 Business Park Cir, Ste 101
St. Augustine, FL 32095

Job Location

Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr
Jacksonville, FL 32246



P.O. Number

Terms

Due Date

Net 30

9/5/2026

Serviced	Description	Quantity	Price Each	Amount
8/3/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 2" Wilkins 975XL2 Serial # ACN9811 - PASSED 1" Wilkins 975XL Serial # 225110 - PASSED	2	45.00	90.00
APPROVED By lihernandez at 3:42 pm, Aug 06, 2026 RECEIVED By Tara Lee at 3:44 pm, Aug 06, 2026				

Total \$90.00

Payments/Credits \$0.00

Balance Due \$90.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

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.: 26-175
Terms: Net 30
Invoice date: 07/31/2026
Due date: 08/30/2026

APPROVED

By lihernandez at 1:19 pm, Aug 04, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/18/2026	Unarmed Officer	Hours of Guard Service for the Week	47.8	\$27.00	\$1,290.60
2.	07/25/2026	Unarmed Officer	Hours of Guard Service for the Week	48	\$27.00	\$1,296.00

Total

\$2,586.60

Ways to pay

VISA   BANK  VENMO

View and pay

RECEIVED

By Tara Lee at 1:50 pm, Aug 04, 2026

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

Invoice #: 589
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

Total	\$5,131.54
-------	------------

By Tara Lee at 11:53 am, Aug 06, 2026

Payments/Credits	\$0.00
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Balance Due	\$5,131.54
-------------	------------

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 11, 2026

Date

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

Serial # 26-03251D	PO/File #	\$110.50
---------------------------	------------------	----------

Payment Due

Notice of Special Meeting

\$110.50

Publication Fee

Wynnfield Lakes Community Development District

Case Number	Amount Paid
--------------------	--------------------

Publication Dates 6/11

County Duval

Payment Due Upon Receipt

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

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

If your payment is being
mailed, please reference
Serial # 26-03251D on your
check or remittance advice.

RECEIVED

By Tara Lee at 11:50 am, Aug 06, 2026

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, June 24, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Jacksonville, Florida 32224. The purpose of the special meeting is to discuss financing and other matters related to an erosion project, and to 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

Jun. 11 00 (26-03251D)

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

June 05, 2026

Invoice # 195297

Project 0000021827.0000 23186.00 - Wynnfield Lakes CDD

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

- May CDD Meeting
- Updated engineer report

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 May 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President	2.00	280.00	560.00	
Project Manager 1	3.00	230.00	690.00	
Total Labor				1,250.00
			Total Due:	1,250.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	0.00	15,025.00	15,025.00
Labor	1,250.00	45,067.50	46,317.50
Expense	0.00	369.02	369.02
Unit	0.00	185.36	185.36
Interest	0.00	205.74	205.74
Totals	1,250.00	60,852.62	62,102.62

RECEIVED

By Tara Lee at 1:52 pm, Aug 04, 2026

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

LICENSE #26535, LB8590, 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.

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502



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

BILL TO

Wynnfield Lakes CDD
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Phone:

PROPERTY ADDRESS

Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

APPROVED

By lihernandez at 4:06 pm, Aug 21, 2026

INVOICE 379339

INVOICE DATE 08/20/2026

INVOICE	TERMS
08/20/2026	NET 30
DESCRIPTION	PRICE
08/19/2026: WORK ORDER: 171981 Tree Trimming and Removals - July 2026 Trimming of ten trees near and around Clubhouse, including 5' of building clearance. Cutting of dead limb and pine tree along Wynnfield Lakes Drive and one dead Pine tree along Kernan Blvd. north of the entry, the dead limb and pine tree along Wynnfield Lakes Drive will be cut and dropped into preserve. All cleanup and debris will be removed and disposed of off-site.	\$1,688.00
INVOICE GRAND TOTAL	\$1,688.00

RECEIVED

By Tara Lee at 12:01 pm, Aug 24, 2026

PROPERTY
10949

AMOUNT
\$1,688.00

INVOICE
379339

INVOICE DATE
08/20/2026

**BLAND
LANDSCAPING
CO.**

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





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 # 15710
Date: 08/15/2026
Due On: 09/14/2026

RECEIVED

By Tara Lee at 12:48 pm, Aug 18, 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,723.00	) - (\$0.00	) = \$2,723.00

WYNNLK-01

Wynnfield Lakes CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	07/01/2026	Prepare license agreement for church camp program on District property.	0.80	\$300.00	-	\$240.00
Service	LG	07/01/2026	Review details of amenity incident and advise regarding warning letter; advise regarding license agreement for VBS; revise license agreement.	0.60	\$355.00	-	\$213.00
Service	MGH	07/01/2026	Analyze reports of resident policy violations at Amenity Center and advise District staff regarding further handling.	0.20	\$300.00	-	\$60.00
Service	MGH	07/02/2026	Further prepare, finalize and transmit license agreement for church camp program on District property; further prepare	0.40	\$300.00	-	\$120.00

			revised Bland landscaping agreement and correspond with Hernandez regarding same.				
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	\$355.00	-	\$71.00
Service	MGH	07/08/2026	Review draft agenda and identify legal follow-up items and input needed.	0.20	\$300.00	-	\$60.00
Service	LG	07/09/2026	Review draft agenda; Prepare FY27 budget appropriation and assessment resolutions.	0.80	\$355.00	-	\$284.00
Service	MGH	07/10/2026	Review and provide comments to June meeting minutes.	0.20	\$300.00	-	\$60.00
Service	LG	07/14/2026	Finalize vacancy resolution and provide adoption timeline for same.	0.20	\$355.00	-	\$71.00
Service	MGH	07/14/2026	Prepare redline and clean versions of amended and restated landscape maintenance agreement with Bland; prepare resident warning letters regarding amenity policy violations.	1.30	\$300.00	-	\$390.00
Service	MGH	07/15/2026	Revise resident warning letters based on General Manager feedback and re-transmit same.	0.40	\$300.00	-	\$120.00
Service	LG	07/17/2026	Finalize and execute issuer's counsel opinion.	0.70	\$355.00	100.0%	\$0.00
Service	LG	07/20/2026	Review agenda items and prepare presentation to board; send updated reports for agenda.	0.70	\$355.00	-	\$248.50
Service	MGH	07/20/2026	Begin preparing for Board meeting; review and analyze agenda package and materials for Board consideration.	0.70	\$300.00	-	\$210.00

Service	MGH	07/21/2026	Further prepare for Board meeting; confer with District staff regarding same.	0.40	\$300.00	-	\$120.00
Service	MGH	07/22/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; confer with District staff regarding same.	1.20	\$300.00	-	\$360.00
Service	MGH	07/23/2026	Analyze revised pricing sheet from Bland for agreement renewal and confer with District staff regarding same.	0.20	\$300.00	-	\$60.00
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	\$355.00	-	\$35.50
Line Item Discount Subtotal							-\$248.50
Total							\$2,723.00

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 # 15711
Date: 08/18/2026
Due On: 09/17/2026

RECEIVED

By Tara Lee at 12:49 pm, Aug 18, 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,812.16	) - (\$0.00	) = \$1,812.16

WYNNLK-101

Wynnfield Lakes CDD - Monthly Meeting

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	07/22/2026	Prepare for and attend Board meeting.	2.90	\$300.00	100.0%	\$0.00
Expense	KB	07/22/2026	Travel: Mileage - MGH.	16.00	\$0.76	-	\$12.16
Service	JK	07/22/2026	Monthly flat fee: Board meeting for July.	1.00	\$1,800.00	-	\$1,800.00
Line Item Discount Subtotal							-\$870.00
Total							\$1,812.16

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

Please pay within 30 days.



9774 Florida Mining Blvd W, Suite 701
Jacksonville, FL 32257
904-354-7060

Bill To

Wynnfield Lakes CDD

12319 Wynnfield Lakes Dr
Jacksonville, FL 32246
US

Invoice 176511

Jul 1, 2026

Job Number

J-253089

Payment Terms

Net Due on Receipt

Total Due

\$160.00

Due Date

Jul 1, 2026

CUSTOMER NAME

Vesta Property Services

PROPERTY NAME

Wynnfield Lakes

PROPERTY ADDRESS

12319 Wynnfield Lakes Dr
Jacksonville, FL 32246

AUTHORIZED BY

CUSTOMER WO

NTE

Invoice Summary

7/1/26: Found ground wire broke off at the Maglock, I reattach the ground wire at the mag lock . Mag lock reengaged. Tested okay.

APPROVED

By lihernandez at 9:48 am, Aug 20, 2026

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
Jul 1, 2026	OSC-DUVAL	Base Charge for Onsite Service Call - Duval County No		1	\$160.00	\$160.00
				1		\$160.00

RECEIVED

By Tara Lee at 10:09 am, Aug 20, 2026

Subtotal	\$160.00
Service Fees	\$0.00
Discount	\$0.00
Subtotal After Discount/Fees	\$160.00
Taxable Subtotal	\$0.00
Sales Tax Rate	\$0.00
Tax Amount	\$160.00
Total	\$0.00
Amount Paid	\$160.00
Balance	

Terms of Service

www.sunbeltsys.com