Wynnfield Lakes
Community Development District

November 18, 2026

AGENDA

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

November 11, 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 Board of Supervisors Meetings is scheduled to be held **Wednesday, November 18, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1088, Jacksonville, Florida**.
Following are the agendas for the meetings:

I. Roll Call

II. Public Comment

III. Approval of Minutes of the September 16, 2026 Meeting

IV. Organizational Matters
   A. Consideration of Appointing New Supervisors to Seats 2 and 4

   B. Oath of Office for Newly Appointed Supervisors

   C. Consideration of Resolution 2027-01, Designating Officers

V. Presentation Regarding Community Website and App

VI. Consideration of Summer Proposal from Body Mind Performance for Use of the Athletic Field

VII. Consideration of Request to Store Lacrosse Equipment Near the Athletic Field

VIII. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Budget

IX. Landscaping Update

X. Ratification of Requisition No. 1

XI. Staff Reports
   A. District Counsel

   B. District Engineer – Update on Erosion Project

   C. District Manager
      1. Update on Fiscal Year 2026 Goals & Objectives

      2. Agreement for Electronic Payments

   D. General Manager
      1. Report

      2. Proposals for Fencing and Gates

      3. Proposals for Painting

      4. Proposals for Gutter Replacements

XII. Public Comments / Supervisors' Requests

XIII. Other Business

XIV. Financial Reports
   A. Financial Statements as of October 31, 2026

   B. Assessment Receipts Schedule

   C. Check Register

XV. Next Scheduled Meeting – Wednesday, January 20, 2026 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224

XVI. Adjournment

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

MINUTES

MINUTES OF MEETING
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, September 16, 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 *by phone*	Chairman
Luis Diaz-Rodriguez	Vice Chairman
Mark Oliver	Supervisor
Kristi Sweeney	Supervisor
Nate Dickinson	Supervisor

Also present were:

Lauren Gentry	District Counsel
Lina Hernandez	General Manager
Winslow Wheeler	Vesta Property Services
Dan Fagen	Vesta Property Services
Michael Sheppard	Quick Catch
Colleen Sharp	Goose Masters
Keith Harrell	Coastal Wildlife

The following is a summary of the discussions and actions taken at the September 16, 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 Minutes of the July 22, 2026 Meeting**

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

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the July 22, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Discussion of Goose Control Proposals

Ms. Sharp presented the goose population control statistics over the time that they have been under contract but noted with a neighboring community having a large goose population and residents feeding the geese, they will keep returning.

Dr. Sweeney joined the meeting at this time.

Mr. Sheppard stated that Quick Catch is a removal service rather than a deterrent, so any geese found would be caught and euthanized. There would be a cost of $50 per caught goose.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with four in favor and Mr. Diaz-Rodriguez opposed, renewing the Goose Masters contract was approved.

Keith Harrell stated that Coastal Wildlife uses a liquid deterrent in the grass, however it cannot be applied any closer than 10-feet to the water's edge, so it could only be applied around the clubhouse.

FIFTH ORDER OF BUSINESS Consideration of Proposal from Vesta for Fiscal Years 2027-2030

Mr. Laughlin stated that the current contract with Vesta Property Services is up in 2026. The pricing in the proposal for fiscal years 2027 through 2030 went up by 3% and the fees were included in the budget for fiscal year 2027.

Mr. Fagen offered a community app that could be used to report maintenance issues or concerns at no extra cost.

Dr. Sweeney expressed concern over some facility maintenance issues and receiving the same service as when the contract originally began.

The Board asked that staff be more proactive with informing the Board of things that need to be cleaned, repaired or replaced.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with three in favor the proposal from Vesta Property Services for fiscal years 2027 through 2030 was approved.

The Board directed staff to get proposals for painting the amenity center, replacing the gutters, and painting or replacing the fence.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-13, Declaring Vacancies in Seats 2 and 4 as of November 17, 2026**

Mr. Laughlin stated that no one qualified for seats 2 and 4 during the qualifying period, so the seats will need to be declared vacant.

The Board directed staff to solicit resumes from interested residents via e-blast.

> On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor Resolution 2026-13, declaring vacancies in seats 2 and 4 as of November 17, 2026 was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Gentry reported that the bonds closed successfully and the funds are now available to complete the erosion repair project. The engineer is working on finalizing the permits and the contract has been sent to the vendor for review. The entire process from beginning to finish will take around seven months. Easement access for the homes that backup to the project site will be needed, and additional costs may be incurred to restore the properties to their original condition.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor authorizing the Chair to sign easement agreements with the affected residents for the erosion repairs was approved.

Ms. Gentry asked if the Board wanted to authorize the Chair to authorize change orders up to the amount of bonds funds available between meetings to keep the project moving.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor authorizing the Chair to sign change orders for the erosion repair project up the amount of the available bond funds was approved.

Ms. Gentry asked if the Board would like to authorize the District Engineer to perform contract administration services during the performance of the erosion repair work at their hourly rates. It was noted the contract administration has been budgeted for.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor authorizing the District Engineer to provide construction administration services for the erosion repair project at their hourly rates was approved.

B. District Engineer

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

C. District Manager – Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Laughlin presented proposed goals and objectives for fiscal year 2027, noting they are the same as what was adopted last year.

> On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Dickinson with all in favor the fiscal year 2027 goals and objectives were 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 Removal of Ferns from Palm Trunks

Ms. Hernandez presented a proposal from Bland Landscaping totaling $10,313 and a proposal from Eagerton Tree Service $2,150. The proposal from Eagerton also includes removal of two pine stubs and hanging limbs from behind a resident's home. It was recommended to use Eagerton given the professionalism and pricing.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the proposal from Eagerton Tree Service totaling $2,150 was approved.

3. Proposal for Removal of Pine Tree Debris at 12129 Emerald Green

No action was taken on this proposal as the work was included in the previously approved proposal from Eagerton Tree Service.

4. Proposal for Trimming of Palm Trees

No action was taken on this proposal as the work was included in the previously approved proposal from Eagerton Tree Service.

5. Proposals for Fiberglass Tank Repair

Ms. Hernandez presented proposals from Big Z Pools totaling $4,323.44 and C Buss Enterprises totaling $4,658.27 to repair the fiberglass tank as it is cracked.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with all in favor the proposal from Big Z Pools totaling $4,323.44 was approved.

6. Proposal for Holiday Lighting and Décor

Ms. Hernandez presented a proposal from MosquitoNix totaling $3,500 for adding lights and décor to the entrance.

On MOTION by Mr. Oliver seconded by Dr. Sweeney with four in favor and Mr. Diaz-Rodriguez opposed, the proposal from MosquitoNix totaling $3,500 was approved.

EIGHTH ORDER OF BUSINESS Public Comments / Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of August 31, 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 100.39% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling $91,577.89 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 18, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

TWELFTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

A.

THOMAS HATCHER, P.E., PTOE, PTP

12245 Diamond Springs Dr, Jacksonville, FL 32246 | (850) 363-4996 | Thomas-Hatcher@outlook.com

PROFESSIONAL PROFILE

Florida-licensed Professional Engineer and transportation planning leader with over eight years of experience in land development, entitlements, permitting, land use planning, and public infrastructure. Background includes engineer-of-record responsibility for master planned communities and Developments of Regional Impact (DRIs), public-sector regulatory review of development and permitting submittals, and current service on a City of Jacksonville growth-management advisory committee. Combines a civil engineering foundation with practical experience navigating development review, land use policy, and infrastructure planning — directly applicable to governance of a community development district.

RELEVANT QUALIFICATIONS FOR DISTRICT BOARD SERVICE

- Florida Professional Engineer (P.E.) license grounded in general civil engineering fundamentals — site development, public infrastructure, drainage, and roadway design.
- Engineer of record for master-planned community and DRI land use/transportation studies, including the East Nassau Community Planning Area Detailed Specific Area Plan #2 and the Tributary DRI, each involving multi-phase infrastructure and development planning.
- Nearly two years reviewing development proposals, traffic studies, and permitting submittals for regulatory compliance while at the Florida Department of Transportation.
- Current City Council appointee to the City of Jacksonville Concurrency and Mobility Management Systems Technical Advisory Committee, with direct exposure to growth management, concurrency, and infrastructure funding policy.
- Selected participant, Urban Land Institute North Florida Center for Leadership (Class of 2026) — ongoing training in real estate development, infrastructure finance, capital markets, and regional land use planning.
- Regular collaboration with civil, geotechnical, and environmental engineers on land development, permitting, and construction — broad working knowledge across the development lifecycle.

EDUCATION

Bachelor of Science in Civil Engineering, Cum Laude
Florida State University, Tallahassee, FL | August 2013 – December 2017 | GPA: 3.70
Florida PE License No. 93298 | Georgia PE License No. 48472

PROFESSIONAL EXPERIENCE

England-Thims & Miller, Inc.

5+ Years | Jacksonville, FL

Transportation Planning Manager, Shareholder
March 2026 – Present

- Leads and manages ETM's traffic engineering and transportation planning group, including three direct reports, supporting land development and public infrastructure projects.
- Directs transportation planning efforts across the Jacksonville and Orlando markets, coordinating closely with land use planners, civil engineers, and permitting staff on development entitlement processes.
- Provides technical leadership at the intersection of transportation planning, development entitlements, permitting, and civil engineering design for master planned communities and public infrastructure.

Senior Transportation Engineer, Shareholder
October 2023 – March 2026

- Served as engineer of record for transportation and land use planning studies supporting master planned communities, including the East Nassau Community Planning Area Detailed Specific Area Plan #2 and the Tributary DRI, spanning multiple phases of large-scale development.
- Advanced to shareholder in January 2025 in recognition of technical and leadership contributions to the firm's land development practice.

Transportation Engineer
March 2021 – October 2023

- Prepared transportation and traffic impact analyses supporting entitlement and permitting approvals for land development projects ranging from individual commercial sites to large master planned communities.
- Evaluated public infrastructure needs generated by proposed development and recommended improvements to support permitting and construction.
- Performed traffic operations, travel demand modeling, and land use-driven transportation planning analyses for development projects throughout Northeast and Central Florida.

Florida Department of Transportation

2 Yrs 9 Mos | Jacksonville, FL / Lake City, FL

Traffic Engineering Specialist
August 2019 – March 2021 | Jacksonville, FL

- Reviewed development proposals, traffic studies, and permitting submittals for consistency with state transportation and land use regulations affecting the State Highway System.
- Conducted traffic operations and safety studies and developed infrastructure improvement recommendations.
- Coordinated with local governments, law enforcement, consultants, and the public on transportation and development-related concerns.

Professional Engineer Trainee
July 2018 – August 2019 | Lake City, FL

- Rotated through multiple civil engineering disciplines — traffic operations, roadway design, roadway maintenance, bridge maintenance, construction, PD&E, traffic design, materials, and structures — building a broad civil engineering foundation.

Environmental and Geotechnical Specialists, Inc.

2 Yrs 4 Mos | Jacksonville, FL / Tallahassee, FL

Staff Engineer
January 2018 – July 2018 | Jacksonville, FL

- Prepared geotechnical investigation reports informing construction and design decisions for public-sector clients, including FDOT and the Florida Highway Patrol.
- Performed engineering investigations supporting design and construction of traffic signal mast arms and roadways.
- Managed maintenance of traffic during field investigations within FDOT right-of-way.

Engineer Intern
April 2016 – December 2017 | Tallahassee, FL

- Performed geotechnical and environmental field and laboratory testing supporting land development and infrastructure projects.
- Created construction documents, figures, and maps using AutoCAD, Microstation, and GIS.

Florida Department of Transportation

1 Yr 11 Mos | Tallahassee, FL

Crash Analyst II / Reviewer

May 2014 – April 2016

- Analyzed and reviewed crash reports, applying GIS mapping to support data-driven transportation safety decisions.

CIVIC & PROFESSIONAL INVOLVEMENT

Urban Land Institute – North Florida Center for Leadership, Class of 2026

- Selected for a competitive, nine-month leadership program covering real estate trends, infrastructure, capital markets, and regional land use planning across Northeast Florida.

City of Jacksonville Concurrency and Mobility Management Systems Technical Advisory Committee – City Council Appointee

- Actively participates in monthly meetings on growth management, concurrency, and infrastructure planning policy; maintains working relationships with transportation and land use professionals across Northeast Florida.

Institute of Transportation Engineers – Social Media Chair

- Served in a chapter leadership role while engaging with regional transportation and infrastructure professionals.

Jacksonville Habitat for Humanity – Voluntary Construction Crew Leader

- Led volunteer construction crews of 7 to 28 people on affordable-housing construction projects.

Eleven 22 High School Ministry Youth Leader

- Led and discipled high school boys for four years

TECHNICAL SKILLS & CERTIFICATIONS

• Advanced Maintenance of Traffic • Synchro • Bentley Microstation • Cube	• Geographic Information Systems (GIS) • AutoCAD Civil 3D • AutoTurn • Construction Materials Testing • PTV Visum

C.

RESOLUTION 2027-01

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

AMENITY WEBSITES/APPS

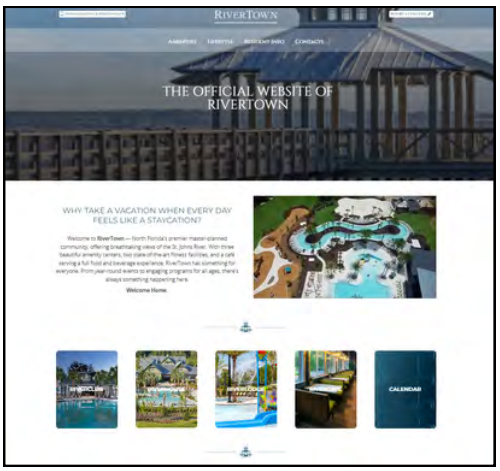
Vesta develops, produces, and manages dynamic community websites. These websites can be also be processed into a community app. Apps **cannot** be processed without having an in-house Vesta managed community website. Features include but are not limited to the following:

- Resident directory
- Online ordering for F and B operations
- Program and activity flyers and information
- Club information
- Event calendar
- Rental information and reservation links
- Hours and contact info
- Additional features available upon board request











- Vesta Data Servers are primarily hosted in Atlanta at a secure data hosting facility. For backup functions we host at several locations in Utah and Idaho.
- All DATA on our servers is protected by several layers of protection. DATA is encrypted on the physical devices at the DATA Facilities. Access to any files is limited by group policy to only necessary internal employees. And all devices are covered by IT's antimalware solutions and policies.

SIXTH ORDER OF BUSINESS

Body Mind Performance Summer 2027 camps.

Week 1 - June 7 - June 11
Week 2 - June 14 - 18

Wynnfield lake resident discount will be 40% off.
BMP will pay $750 per week for the camp.
Monday - Friday 9am -3pm.

EIGHTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

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

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget

for Wynnfield Lakes Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 18, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 721,175
DEBT SERVICE FUND – SERIES 2014	$ 649,476
CAPITAL RESERVE FUND	$ 109,070
TOTAL ALL FUNDS	$ 1,479,721

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

_____
Secretary/Assistant Secretary

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A

Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Wynnfield Lakes
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 659,082	$ 2,591	$ 661,673	$ 661,673
Interest Income	10,000	10,217	20,217	20,217
Clubhouse and Other Income	2,530	5,544	8,074	8,074
Interfund Transfer In	30,000	1,211	31,211	31,211
Total Revenues	**$ 701,612**	**$ 19,563**	**$ 721,175**	**$ 721,175**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 1,000	$ 7,000	$ 7,000
PR-FICA	459	77	536	536
Engineering	10,500	-	10,500	6,738
Attorney	20,000	20,000	40,000	36,950
Annual Audit	3,300	-	3,300	3,300
Assessment Administration	5,305	-	5,305	5,305
Arbitrage Rebate	600	(50)	550	550
Dissemination Agent	1,167	100	1,267	1,267
Trustee Fees	5,215	-	5,215	-
Management Fees	55,424	-	55,424	55,424
Information Technology	1,800	-	1,800	1,800
Website Maintenance	1,000	-	1,000	1,000
Travel & Per Diem	250	(250)	-	-
Telephone	300	(14)	286	286
Postage & Delivery	100	1,097	1,197	1,197
Meeting Room	1,500	1,100	2,600	2,600
Insurance General Liability	10,091	(589)	9,502	9,502
Printing & Binding	750	(244)	506	506
Legal Advertising	1,000	2,953	3,953	3,953
Other Current Charges	882	153	1,035	1,035
Office Supplies	150	-	150	1
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 125,968**	**$ 25,332**	**$ 151,300**	**$ 139,124**
Operations & Maintenance				
Field Expenditures:				
Property Insurance (FIA)	$ 17,418	$ (1,768)	$ 15,650	$ 15,650
Utilities - Irrigation (JEA)	10,000	(1,286)	8,714	8,714
Field Operations Management (Vesta Property)	29,561	-	29,561	29,561
Security Service/Monitoring (Fidelity Security)	58,840	9,186	68,026	68,026
Landscape Maintenance (Bland)	68,640	12	68,652	68,652
Landscape Contingency	21,835	1,373	23,208	23,208
Lake Maintenance (Solitude)	10,665	-	10,665	9,264
Irrigation Maintenance (Bland)	10,000	-	10,000	9,024
Repairs & Replacements	12,500	-	12,500	2,536
Refuse Service (Waste Management)	3,600	462	4,062	4,062
Stormwater User Fees	1,140	-	1,140	-
Animal Control	15,100	1,352	16,452	16,452
Contingency	10,000	-	10,000	2,390
Total Field Expenditures	**$ 269,299**	**$ 9,331**	**$ 278,630**	**$ 257,539**

Wynnfield Lakes
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Amenity Expenditures:				
Amenity Center Management (Vesta Property)	$ 83,353	$ -	$ 83,353	$ 83,352
Facility Attendants (Vesta Property)	12,618	-	12,618	12,618
General Facility Maintenance (Vesta Property)	19,302	1,843	21,145	21,145
Utilities - Electric (JEA)	15,000	(3,602)	11,398	11,398
Utilities - Water & Sewer (JEA)	6,600	(1,693)	4,907	4,907
Telephone/Internet & Cable (Comcast)	5,760	1,234	6,994	6,994
Repairs & Replacements	15,000	-	15,000	12,039
Fitness Equipment Maintenance	1,360	175	1,535	1,535
Fitness Center Supplies	1,000	-	1,000	-
Pool Maintenance (Vesta Property)	15,473	-	15,473	15,473
Pool Chemicals (PoolSure)	15,000	-	15,000	13,676
Janitorial Service/Supplies (Vesta Property)	9,754	-	9,754	9,754
Office Supplies / Mailings / Printings	1,250	-	1,250	375
Operating Supplies	4,500	-	4,500	4,434
Permit Fees	1,800	57	1,857	1,857
Special Events	10,000	(2,023)	7,977	7,977
Recreation Passes	500	(300)	200	200
Holiday Lighting	5,000	(1,600)	3,400	3,400
Total Amenity Expenditures	**$ 223,269**	**$ (5,908)**	**$ 217,360**	**$ 211,134**
Reserves:				
Capital Reserve Funding - Transfer Out	$ 99,833	$ -	$ 99,833	$ 99,833
Total Reserves	**$ 99,833**	**$ -**	**$ 99,833**	**$ 99,833**
Total Expenses	**$ 718,368**	**$ 28,755**	**$ 747,123**	**$ 707,631**
Excess Revenues (Expenditures)	$ (16,756)	$ (9,192)	$ (25,948)	$ 13,545
Fund Balance - Beginning	$ 16,756	$ 9,192	$ 25,948	$ 378,607
Fund Balance - Ending	$ -	$ -	$ -	$ 392,152

Wynnfield Lakes
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Interest Income	$ 10,909	$ (1,672)	$ 9,237	$ 9,237
Capital Reserve Funding - Transfer In	99,833	-	99,833	99,833
Total Revenues	**$ 110,742**	**$ (1,672)**	**$ 109,070**	**$ 109,070**
Expenditures				
Capital Outlay	$ 70,358	$ -	$ 70,358	$ 3,570
Parking Lot	-	3,570	3,570	3,570
Other Current Charges	800	-	800	748
Total Expenditures	**$ 71,158**	**$ 3,570**	**$ 74,728**	**$ 7,888**
Excess Revenues (Expenditures)	$ 39,584	$ (5,242)	$ 34,342	$ 101,182
Fund Balance - Beginning	$ 245,173	$ 1,007	$ 246,180	$ 246,180
Fund Balance - Ending	$ 284,758	$ (4,236)	$ 280,522	$ 347,362

TENTH ORDER OF BUSINESS

REQUISITION FOR SERIES 2026 PROJECT

The undersigned, an Authorized Officer of Wynnfield Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of July 1, 2026 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of July 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Name of Payee: DCCM, Inc.

(C) Amount Payable: 3433.56

(D) Payment Instructions: Check dropped off at office or mailed to:

7 Waldo St, St. Augustine FL 32084

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable):

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2026 Project and each represents a Cost of the Series 2026 Project that has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Authorized Officer
Requisition No.: 2

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2026 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2026 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer
Requisition No.: 1

Project Manager Patrick Miller

Matthews | DCCM
Engineering - Architecture - Planning - Surveying

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

September 09, 2026
Invoice # 195796

Project 0000021827.0000 23186.00 - Wynnfield Lakes CDD

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

- Site visit with contractor
- Project Coordination
- Construction plan revisions

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 August 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	4.50	275.00	1,237.50	
Sr. Project Manager 1	4.25	260.00	1,105.00	
Project Manager 1	4.50	230.00	1,035.00	
Total Labor				**3,377.50**

Finance Charge

1.50% of 3,737.50 (balance over 30 days) **56.06**

Total Due: 3,433.56

Outstanding Invoices

Number	Date	Balance
195365	7/6/2026	(18.75)
195503	8/7/2026	3,756.25
Total		**3,737.50**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	0.00	15,025.00	15,025.00
Labor	3,377.50	51,485.00	54,862.50
Expense	0.00	369.02	369.02
Unit	0.00	185.36	185.36
Interest	56.06	224.49	280.55
Totals	**3,433.56**	**67,288.87**	**70,722.43**

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.

ELEVENTH ORDER OF BUSINESS

C.

Wynnfield Lakes Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025– September 30, 2026

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

2.

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the WYNNFIELD LAKES Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Duval County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

D.

1.

WYNNFIELD LAKES

General Manager Report



Prepared For

WYNNFIELD LAKES CDD

for the

November 18, 2026 Meeting

Respectfully submitted by

Lina Hernandez

&

Winslow Wheeler

Vesta

Vested in your community

General Service:

Bland Landscaping provided weekly landscape maintenance throughout the community until November, when services transitioned to a biweekly schedule.

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.

Annuals:

- Fall seasonal flower rotation was completed on **September 17**.

Second Aeration and Topdressing – Bermuda Field:

- The second aeration and topdressing treatment was completed on **October 2**.

Bermuda Field Sod Replacement:

- Bland reported that the sod replacement has been delayed due to wet conditions at the sod farm. The vendor anticipates being able to cut the Bermuda sod the sencond week of November, with installation to be scheduled once the sod becomes available.

Service Overview:

- Monthly Inspections: Solitude Lake Management performs monthly inspections of all community ponds.
- The September inspection was completed on September 17, followed by the October inspection on October 27. The November inspection is scheduled for the 3rd week of November.

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.

Work Order	01031304	Account	Wynnfield Lakes CDD
Actual Start	9/17/2026 6:40 AM	Contact	Lina Hernandez
		Address	12319 Wynnfield Lake Drive Jacksonville, FL 32246 United States

Appointment Information

Specialist Comments to Customer	Ponds 4 and 5 inspected. Ponds 1, 2, 6 and lake front treated for grasses. Pond 3 treated for algae. Weather in the 80s and sunny. Thank you for choosing Solitude Lake Management. Have a good day!	Name	Jake Wallenfelsz
		Specialist State License Number	

Assets Serviced

Work Order Line Item

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

SOLITUDE LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
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	
Lake 4	MONITORING	
Lake 4	SHORELINE WEED CONTROL	
Lake 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	

SOLITUDE LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
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	
Lake Front	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake Front	DO	
Lake Front	pH	

Asset Name	Product Work Type Name	Specialist Comments
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	

Work Order	01043270	Account	Wynnfield Lakes CDD
Actual Start	10/27/2026 9:00 AM	Contact	Lina Hernandez
		Address	12319 Wynnfield Lake Drive Jacksonville, FL 32246 United States

Appointment Information

Specialist Comments to Customer	Pond 3 treated for algae. Pond 1,2,4, and 6 treated for grasses. Lake front and pond 5 looked healthy no treatment needed. Thank you for choosing solitude Have a great day!	Name	Luke Sammartino
		Specialist State License Number	

Assets Serviced

Work Order Line Item

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

Asset Name	Product Work Type Name	Specialist Comments
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	
Lake 4	MONITORING	
Lake 4	SHORELINE WEED CONTROL	
Lake 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Asset Name	Product Work Type Name	Specialist Comments
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	
Lake Front	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake Front	DO	
Lake Front	pH	

Asset Name	Product Work Type Name	Specialist Comments
Lake Front	TEMP	
Lake-ALL	ALGAE CONTROL	
Lake-ALL	LAKEWEED 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

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:** Professionally serviced and cleaned 5 days per week, with routine water chemistry monitoring to maintain compliance with Department of Health requirements.
- **Pool Discoloration:** Existing discoloration on the pool floor has been identified by pool professionals as metal/mineral staining rather than algae. The condition is cosmetic and has not presented a water-quality concern. Management has requested a proposal to evaluate treatment options.
- **Pool Leaves and Debris:** Due to the surrounding trees and changing weather conditions, leaves and debris can accumulate throughout the day. Despite ongoing cleaning and maintenance efforts, keeping the pool completely free of debris at all times remains challenging due to these factors.

Work Completed

- Splash pool repair was completed on **October 8**, and the splash pad reopened on October 9. The replacement impeller remains on backorder. Once received, Big Z will return to install it.



- Palm vegetation removal and tree work on Emerald Green Court were completed on **October 13**.



- Pool deck drainage grates were raised by maintenance staff on **October 29**.



Items for Board Consideration

- Fence Replacement *(Proposals Attached)*

Vendor	Option / Grade	Fence style	Height	Gates	Total price
Reynolds	Commercial	3-rail, ¾" pickets	54"	6	$64,600
Reynolds	Industrial	3-rail, 1" pickets	54"	6	$74,000
Best Fence	Standard	2-rail Ascot	48"	3	$27,076
Best Fence	Commercial	2-rail Ascot	48"	3	$39,560
Best Fence	Industrial	2-rail Ascot	48"	3	$56,436
Best Fence	Standard	3-rail Ascot	54"	3	$29,488
Best Fence	Commercial	3-rail Ascot	54"	3	$42,590
Best Fence	Industrial	3-rail Ascot	54"	3	$59,466
Sunbelt	Access-controlled gates	Ornamental aluminum	Not stated	3	$26,050.09



2-Rail



3-Rail

- Amenity Center Exterior Painting *(Proposals Attached)*

Description	Savage Brothers	Ibis Painting	Investment Painting
Base proposal	$23,162	$6,470	$6,289
Interior ceiling / rafters painting	$19,511*	$6,980	$3,894
Metal fence painting	$9,619	Not quoted	Not quoted
Metal roof pressure washing	$4,826	Not quoted	Not quoted
Base + ceiling option	$42,673	$13,450	$10,183

- Gutter & Downspout Replacement *(Proposals Attached)*

Description	**A+ Gutters**	**Gutters & Covers**	**Sergeant Seamless**
Total Proposal	$9,525	$8,910	$8,830
Gutter Size	7" Seamless	7" Seamless	7" K-Style Seamless
Material / Finish	Aluminum / Galvanized Color	Victorian Grey / Material Not Specified	.032 Gauge / Galvalume Finish
Downspouts	13 × 4" Round	10 × 4" Round; 3 × 4"×5" Rectangular	13 × 4" Round
Removal & Disposal	Included	Included	Included

🍁Wynnfield Lakes Fall Festival🍁

The Wynnfield Lakes Fall Festival was held on October 17. Residents enjoyed a variety of activities, including bounce houses, an obstacle course, inflatable axe throwing, a balloon artist, face painting, arts and crafts, and a costume contest. A DJ provided music, organized games for the kids, and gave away prizes. The event also featured candy and a food truck, making it a fun afternoon for families in the community.



WYNNFIELD LAKES

Meet & Greet with Santa



Friday, December 11

5:30 p.m. – 7:30 p.m.

at the Amenity Center

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

2.

ESTIMATE

Reynolds Fence & Outdoor Construction, LLC
7543 Salisbury Rd
Jacksonville, FL 32256

joe@reynoldsfencefl.com,
office@reynoldsfencefl.com
+1 (904) 837-3141
reynoldsfencefl.com

Bill to
Lina Hernandez
Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr.
Jacksonville, Florida 32246

Mobile number: (904) 885-8832

Ship to
Lina Hernandez
Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr.
Jacksonville, Florida 32246

Estimate details
Estimate no.: 2255
Estimate date: 10/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Powder Coated Aluminum Fence**	Playground & Pool Furnish & install 1,002 linear feet of 4.5ft high black 3-rail style commercial grade (3/4-inch picket width) pool code spaced picket aluminum fence to include core drilling for posts installed in concrete slab	1	$56,000.00	$56,000.00
2.		**Entry Gate**	Playground & Pool Furnish & install 1-4ft wide pool code walk gate to include heavy duty self-closing hinges & pool code magna latch	1	$600.00	$600.00
3.		**Entry Gate**	Playground & Pool Furnish & install 4-5ft wide pool code walk gates to include heavy duty self-closing hinges	1	$2,800.00	$2,800.00
4.		**Vinyl Fence**	Pool Equipment Furnish & install 120 linear feet of 4.5ft high white solid style vinyl privacy fence	1	$3,500.00	$3,500.00
5.		**Entry Gate**	Pool Equipment Furnish & install 1-4ft wide pool code walk gate to include heavy duty self-closing hinges & pool code magna latch	1	$500.00	$500.00
6.		**Services**	Remove all low voltage magnetic locks & reinstall on new gates to include wiring & new parts if needed	1	$1,200.00	$1,200.00

7.	**Removal / Disposal**	Remove & dispose of existing aluminum fence & gates - No Charge	1	$0.00	$0.00

Total **$64,600.00**

Note to customer

Commercial grade fence installation for the playground & pool areas

Accepted date **Accepted by**

ESTIMATE

Reynolds Fence & Outdoor Construction, LLC
7543 Salisbury Rd
Jacksonville, FL 32256

joe@reynoldsfencefl.com,
office@reynoldsfencefl.com
+1 (904) 837-3141
reynoldsfencefl.com

Bill to
Lina Hernandez
Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr.
Jacksonville, Florida 32246

Mobile number: (904) 885-8832

Ship to
Lina Hernandez
Wynnfield Lakes CDD
12319 Wynnfield Lakes Dr.
Jacksonville, Florida 32246

Estimate details
Estimate no.: 2254
Estimate date: 10/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Powder Coated Aluminum Fence**	Playground & Pool Furnish & install 1,002 linear feet of 4.5ft high black 3-rail style industrial grade (1 inch picket width) pool code spaced picket aluminum fence to include core drilling for posts installed in concrete slab	1	$65,000.00	$65,000.00
2.		**Entry Gate**	Playground & Pool Furnish & install 1-4ft wide pool code walk gate to include heavy duty self-closing hinges & pool code magna latch	1	$700.00	$700.00
3.		**Entry Gate**	Playground & Pool Furnish & install 4-5ft wide pool code walk gates to include heavy duty self-closing hinges	1	$3,100.00	$3,100.00
4.		**Vinyl Fence**	Pool Equipment Furnish & install 120 linear feet of 4.5ft high white solid style vinyl privacy fence	1	$3,500.00	$3,500.00
5.		**Entry Gate**	Pool Equipment Furnish & install 1-4ft wide pool code walk gate to include heavy duty self-closing hinges & pool code magna latch	1	$500.00	$500.00
6.		**Services**	Remove all low voltage magnetic locks & reinstall on new gates to include wiring & new parts if needed	1	$1,200.00	$1,200.00

7.	**Removal / Disposal**	Remove & dispose of existing aluminum fence & gates - No Charge	1	$0.00	$0.00

Total **$74,000.00**

Note to customer

Industrial grade fence installation for the playground & pool areas

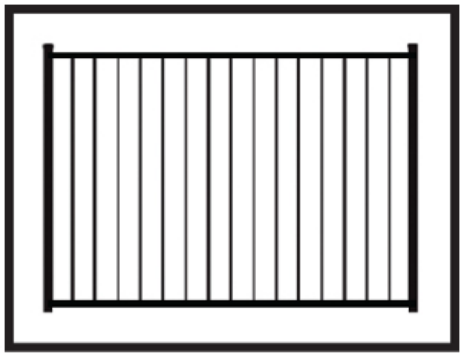
Accepted date **Accepted by**

BEST FENCE & RAIL
7380 Philips Hwy, Suite 103B.....Office (904) 268-1638
Jacksonville, FL 32256.....Fax (904) 230-2780
3 Year Labor Warranty ~ Lifetime Manufacture's Warranty on Materials

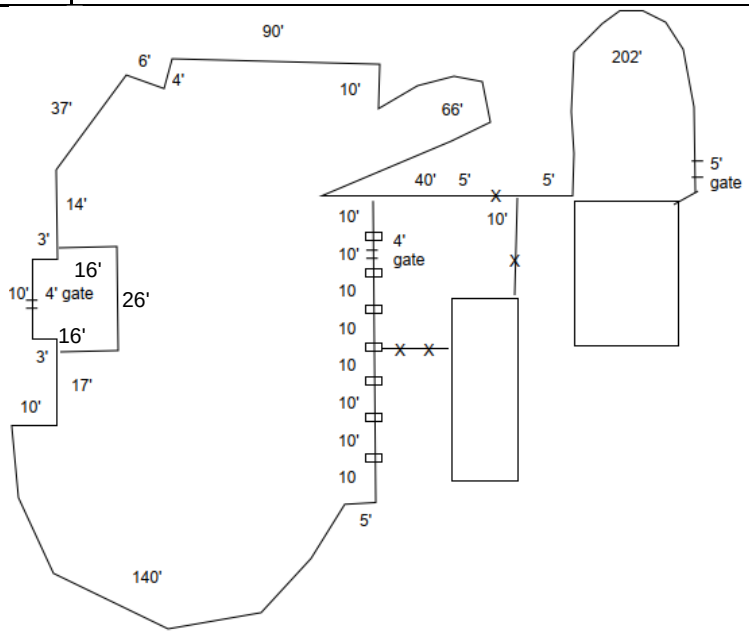
PROPOSAL/CONTRACT

FENCE HEIGHT:	☐ 3'	☑ 4'	☐ 4.5'	☐ 5'	☐ 6'	☐ 8'
TERRAIN:	☐ Even	☑ Slight	☐ Steep			☐ N/A
CLEARING:		☐ Best Fence	☑ Customer			☐ N/A
OLD FENCE:		☑ Best Fence	☐ Customer			☐ N/A
GRADE:		☐ Top Level	☑ Follow Grade			☐ N/A
HOA/ARB:		☐ Best Fence	☑ Customer			☐ N/A

Customer: Wynnfield Lakes CDD
Address: 12319 Wynnfield Lakes Dr.
Jacksonville, FL 32246
Community: Wynnfield Lakes
Phone: 904-565-9358 Lina
Email: lihernandez@vestapropertyservices.com



ASCOT 2-CHANNEL



(1) Furnish and install 815' of 4' high black 2-rail aluminum ascot style fence. Install (1) 5' wide gate and (2) 4' wide gate. Gate includes 2" welded frame, top pull pool code latch and self closing hinges. All posts are to be set in concrete. **$27,076.00**

(2) Furnish and install 815' of 4' high black 2-rail **custom commercial grade** aluminum ascot style fence. Install (1) 5' wide gate and (2) 4' wide gate. Gate includes 2" welded frame, top pull pool code latch and self closing hinges. All posts are to be set in concrete. **$39,560.00**

(3) Furnish and install 815' of 4' high black 2-rail **custom industrial grade** aluminum ascot style fence. Install (1) 5' wide gate, and (1) 4' wide gate. Gate includes 2" welded frame, top pull pool code latch and self closing hinges. All posts are to be set in concrete. **$56,436.00**

Cost includes take down and haul away of existing aluminum fence.

Note: Custom materials are ordered with a signed proposal and 50% down and are non-refundable.

Customer must assume responsibility for placement of fence unless all appropriate survey pins (metal pipes) or concrete monuments are uncovered prior to installation. Best Fence & Rail will assist owner in locating pins if provided copy of survey. All materials will remain property of Best Fence & Rail until paid in full.
By signing, customer agrees to proposal including materials, prices, terms & limitations as outlined above. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Best Fence & Rail is not responsible for damage to underground obstructions such as utilities, sprinkler lines, pipes, etc. Returned checks are subject to a $45.00 service fee. **Cancelled orders will be subject to a 50% restocking fee.**

Job # 2610134

Total Feet 815' | Total Price See above
Sub Total | Deposit
Balance due
Proposal is good for 30 days
Payment Terms **Half down, Balance due at completion.**
Best Fence: BR | Date: 11/2/26
Customer: | Date:

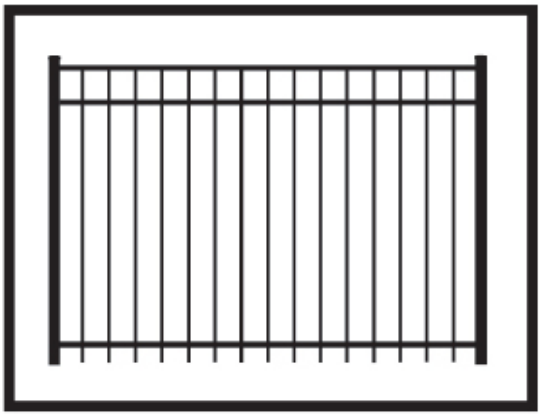
BEST FENCE & RAIL
7380 Philips Hwy, Suite 103B.....Office (904) 268-1638
Jacksonville, FL 32256.....Fax (904) 230-2780
3 Year Labor Warranty ~ Lifetime Manufacture's Warranty on Materials

PROPOSAL/CONTRACT

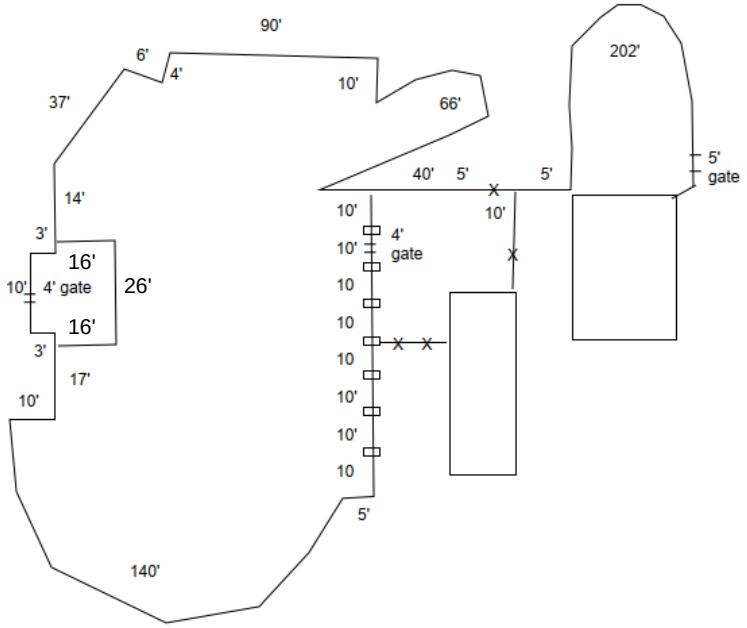
FENCE HEIGHT:	☐ 3'	☑ 4'	☐ 4.5'	☐ 5'	☐ 6'	☐ 8'
TERRAIN:	☐ Even	☑ Slight	☐ Steep			☐ N/A
CLEARING:		☐ Best Fence	☑ Customer			☐ N/A
OLD FENCE:		☑ Best Fence	☐ Customer			☐ N/A
GRADE:		☐ Top Level	☑ Follow Grade			☐ N/A
HOA/ARB:		☐ Best Fence	☑ Customer			☐ N/A

Customer: Wynnfield Lakes CDD
Address: 12319 Wynnfield Lakes Dr.
Jacksonville, FL 32246
Community: Wynnfield Lakes
Phone: 904-565-9358 Lina
Email: lihernandez@vestapropertyservices.com

** CUSTOM **



ASCOT 3-CHANNEL



(B)

(1) Furnish and install 815' of 54" high black 3-rail aluminum ascot style fence. Install (1) 5' wide gate and (2) 4' wide gate. Gate includes 2" welded frame, top pull pool code latch and self closing hinges. All posts are to be set in concrete. **$29,488.00**

(2) Furnish and install 815' of 54" high black 3-rail **commercial grade** aluminum ascot style fence. Install (1) 5' wide gate and (2) 4' wide gate. Gate includes 2" welded frame, top pull pool code latch and self closing hinges. All posts are to be set in concrete. **$42,590.00**

(3) Furnish and install 815' of 54" high black 3-rail **industrial grade** aluminum ascot style fence. Install (1) 5' wide gate, and (1) 4' wide gate. Gate includes 2" welded frame, top pull pool code latch and self closing hinges. All posts are to be set in concrete. **$59,466.00**

Cost includes take down and haul away of existing aluminum fence.

Note: Custom materials are ordered with a signed proposal and 50% down and are non-refundable.

Customer must assume responsibility for placement of fence unless all appropriate survey pins (metal pipes) or concrete monuments are uncovered prior to installation. Best Fence & Rail will assist owner in locating pins if provided copy of survey. All materials will remain property of Best Fence & Rail until paid in full.
By signing, customer agrees to proposal including materials, prices, terms & limitations as outlined above. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Best Fence & Rail is not responsible for damage to underground obstructions such as utilities, sprinkler lines, pipes, etc. Returned checks are subject to a $45.00 service fee. **Cancelled orders will be subject to a 50% restocking fee.**
Job # 2610134

Total Feet 815'	Total Price See above
Sub Total	Deposit
	Balance due
	Proposal is good for 30 days
Payment Terms **Half down, Balance due at completion.**	
Best Fence: BR	Date: 11/2/26
Customer:	Date:

SUNBELT GATED ACCESS SYSTEMS	**Sunbelt Gated Access Systems of Florida** North Florida/Billing Location 9774 Florida Mining Blvd W, Suite 701 Jacksonville, FL 32257	**License ##ES12000933** South FL Location 2085 Calumet St Clearwater, FL 33765

Attn: Vesta Property Services Email: lihernandez@vestapropertyservices.com Company: Vesta Property Services Address: Wynnfield Lakes CDD, 12319 Wynnfield Lakes Dr, Jacksonville, FL 32246	REP: Caleb Polk Date: Oct 30, 2026 Property: Wynnfield Lakes Address: 12319 Wynnfield Lakes Dr, Jacksonville, FL 32246

Quote 10072116

SCOPE OF WORK

Remove and Replace Pool Gates and Fence Panels

Sunbelt will reuse all electrical and access control equipment with the exception of panic bars and electric latches.

If access control equipment or electrical wiring is damaged or unusable additional cost may be applied.

Default Section

Material Description	Qty
Installation Mobilization Charge for Trip to Job Site in Duval County	2
Technician Mobilization Charge for Trip to Job Site in Duval County	1
Ornamental Aluminum Pedestrian Gates	3
Ornamental Aluminum Fencing per Foot	6
Expanded Metal; 4' x 8' Sheet	6
Locinox Mammoth180 - Hydraulic Gate Closer and Hinge	3
Detex Weatherized Rim Exit Device with Hex Key Dogging	3
HES Electric Strike for Doors with RIM Panic Hardware	3
Miscellaneous Install Supplies	1
Labor	
Remove/ Replace Pool Gates and Fencing	
Install Panic Bars/ Install Electric Hardware	

Material Description	Qty
10% Discount for Vesta Managed Properties	1
Labor	**Qty**

$26,050.09

Total Proposal as Outlined Above.....

Sincerely,

Caleb Polk
cpolk@sunbeltsys.com
9043547060
Sales Extensions: Ron Thomas x373 || Charles Barr x380 || Michael Maykish x382

Please note that by accepting this estimate you are agreeing to the terms listed below and that you have read and understand all of the provided information.

DISCLAIMERS

- Quotation/Proposal does not cover any unforeseen problems existing in completion of job that are not noted by customer or salesman prior to the order being placed.
- Quoted prices are based on the plans and specifications received as of the quotation/proposal date.
- Any changes or revisions to the plans or specifications that alter our scope of work may result in additional charges.
- This quotation requires all telephone lines/internet connections if required, any necessary permits and/or government fees, all 120VAC electrical circuits and low voltage electrical conduit requirements including all phone/data lines provided and installed by customer or customer's electrician.
- WARRANTY: Manufacturer Warranty on New Equipment/Parts and 90 days on workmanship from date of acceptance of installation by owner or beginning of constructive use of equipment, whichever shall come first.
- Sunbelt Gated Access Systems is a licensed contractor in the State of Florida (License #ES12000933) and this license covers the proposed work herein. Using an unlicensed contractor for this project is a crime subject to fines up to $10,000 and could result in condemnation of the completed work. We encourage you to visit www.myfloridalicense.com to verify the license status of your chosen contractor before issuing any purchase orders or contracts for this work.

NOTE:

Warning: To reduce the risk of injury or death:

- Do not operate the gate unless area around gate is in full view.
- Do not allow children to play in the gate area.
- Periodically test the obstruction sensitivity to assure safe and proper operation.
- Always keep people and objects away from the gate.
- No person should cross the path of a moving gate. The entrance is for vehicles only. Pedestrians must use a separate entrance.
- Sunbelt Gated Access Systems of FL, LLC shall accept NO responsibility for gate closure on pedestrians and/or vehicles, nor be held responsible in the event that any Emergency vehicle is delayed or denied access due to a closed gate.

By ordering any of our services, you agree to be bound by these terms & conditions:

- All work to be completed in a workmanlike manner according to standard practices;
- Estimates and/or proposals for work are valid for thirty (30) days from date of estimate;
- Contract acceptance requires a signed estimate or written approval and may require a deposit, otherwise payment terms are COD or due upon completion;
- Any alteration or deviation from the said specifications involving extra costs will be done only upon a written change order and the costs will become an extra charge over and above the original estimate;
- The estimate does not include additional labor which may be required should unforeseen problems arise after the work has started and Sunbelt Gated Access Systems reserves the right to amend any information without prior notice.

Sunbelt Gated Access Systems is a licensed contractor in the State of Florida (License #ES12000933) and this license covers the proposed work herein

3.

SAVAGE BROTHERS PAINTING

Date: 11.05.2026

To: Vesta Property Services

Attn: Lina Hernandez

Re: 12319 Wynnfield Lakes Drive - Exterior Amenity

Location: 12319 Wynnfield Lakes Drive, Jacksonville, FL 32246

Plans: Dated: Scope of work gathered via site visit and Google Earth

Savage Bros. Inc. proposes to furnish labor, material, equipment and supervision for work performed at the above referenced project per the following:

	Painting Breakdown:	Quantity:	uom	Totals:
1.	Exterior Brick and Concrete Walls - Pressure Wash	7952	sf	$4,771
2.	Exterior Concrete Walls - Gym - Repaint	1827	sf	$3,289
3.	Exterior Concrete Walls - Main Building - Repaint	3790	sf	$6,822
4.	Exterior Window Panels with Red and Green Accents	12	ea	$3,600
5.	Exterior Large Window Panels at Gym	6	ea	$2,160
6.	Exterior Doors & Frames	14	ea	$2,520
	Painting Total =			$23,162

	Alternates per Request:	Quantity:	uom	Totals:
1.	Exterior Deluxe Metal Fencing - Perimeter of Pool, Park, and Buildings - Paint (Includes 5-Year Warranty)	855	lf	$9,619
2.	Exterior Metal Roof - Gym - Pressure Wash	1875	sf	$1,125
3.	Exterior Metal Roof - Main Building - Pressure Wash	4346	sf	$2,608
4.	Exterior Metal Roof - Canopy - Pressure Wash	1822	sf	$1,093
5.	Back Side of Main Building - Interior Ceiling, Trusses, & Framing - Prime & Paint	3530	sf	$10,590
6.	Canopy - Interior Ceiling, Trusses, & Framing - Prime & Paint	1753	sf	$6,311
7.	Main Building & Gym - Perimeter Edge Interior Ceiling, Trusses, & Framing - Prime & Paint	435	sf	$2,610
8.	Exterior Concrete Trim Band at Top of Brick - Paint	305	lf	$1,830

Qualifications:

This proposal includes:

1. Sherwin Williams products. Color scheme to match existing. If colors are to change pricing is subject to change due to needing primer and additional top coats.
2. Exterior brick and concrete walls to be pressure washed prior to painting.
3. Exterior concrete walls to be repainted to match existing color scheme with Sherwin Williams Superpaint.
4. Wood window frames and panels to be painted with semi gloss enamel.
5. Doors and frames to be painted with semi gloss enamel.
6. Pricing based off Savage Brothers standard spec materials. Pricing subject to change with updated specs, drawings, and owner requests.

This proposal does not include:

1. Patching, repairs, cutting, or overtime.
2. Any painting of metal downspouts or gutters. Those are being replaced.
3. Wall graphics, signage, striping, numbering or directional arrows.
4. Any painting of brick walls or columns. Those are to be pressure washed only.

5. **Any interior work.**
6. **Moving or working under equipment, racks, FFE, etc.**
7. **Our proposal is based on free use of water, electricity, lighting, maintenance of proper environmental requirements, debris disposal, open access to job site and safe storage.**

ACCEPTANCE OF PROPOSAL:

* **The above pricing, specifications, qualifications and conditions are satisfactory and hereby accepted.**
* **You are authorized to do the work as specified.**
* **Payment will be made per typical contract AIA - A401 or as agreed.**

Signature :
_____

Date:_____

Note: **Any alteration or deviation from above proposal amount involving extra cost will be executed upon written order and become an extra charge over and above the proposal amount.**

Pricing Valid for 90 days from date received.

After review of this proposal, please contact me with any questions or comments.

Sincerely,

Austin Bigwood

Savage Bros., Inc.
6566 Commonwealth Ave
Jacksonville, FL 32254
904.374.5491 Office
904.463.7350 Cell
austin@savagebrothers.net

Ibis Painting
822 N. A1A Highway Suite #310
Ponte Vedra, FL 32082
Ibispainting.com
(904)-424-3387
Lic. #BL-5959

Ibis Painting Proposal

Attn: Lina Hernandez – Vesta Management **Date: 10-26-26**

Address: 12319 Wynnfield Lakes Drive – Jacksonville, FL - 32246

Phone: 904-565-9385

Email: lihernandez@vestapropertyservices.com

Exterior Scope of Work: Repaint all Exterior walls, trims, shutters, and doors (1 side only).

Excluded Areas: Wood fascia, soffits, beams, and ceilings. Please see final page under additional costs.

Preparation and Maintenance: Pressure clean building prior to painting. Inspect all windows, wood work, trims, and doors for old, cracked, or deteriorated caulking. Re-caulk areas as needed to prevent future water intrusion. Seal and fill cracks in stucco prior to painting. Apply Sherwin-Williams Stucco Condiitoner/Bonding primer prior to painting.

Paint Application: – 2 Coat System – Sherwin-Williams Latitude Paint. Body will be spray and back rolled twice. Trims will be brush and rolled twice.

Price Includes All Paint, Labor, and Materials.

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General Conditions

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

A. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

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B. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

C. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

D. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

E. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

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Exterior Surface Preparation

1. House will be inspected for water damage areas.

2. Surfaces to be painted will be chlorinated with a bleach and water mixture to remove and kill mildew, mildew spores, and any other surface contaminates.

3. Surfaces to be painted will be rinsed thoroughly, then water blasted to remove dirt, mildew, chalked paint, and any foreign materials deterrent to the new finish.

4. Windows and doors, not specified to be painted, will be covered with contractor grade film & 3 M blue tape.

5. All permanent flooring will be covered and protected with exterior drop cloths before painting any area and will remain free of painting residue.

6. It is recommended to have all shrubbery to be trimmed back and away from any surfaces to be painted. The contractor is not responsible for any overspray onto shrubbery.

7. All sprinkler systems shall be covered and/or protected against damage during each stage of painting project.

8. Cracks in stucco will be patched using an Elastomeric Waterproofing Compound.

9. In areas applicable, caulking will be applied where needed along seams, cracks, etc.

10. Damaged stucco will be patched with a stucco patch, retextured to match the adjacent surfaces, and primed with a Hot Stucco Primer.

11. All exterior substrates designated not to receive paint coatings shall be covered and/or protected and will remain free of painting residue.

12. Minimal remaining flaking, bubbling, loose paint, or caulking will be scraped away or sanded. Flaking paint is caused by previous painter not prepping/priming properly. Extensive flaking paint voids paint manufacturer's warranty. Excessive flaking that becomes apparent after pressure cleaning will be brought to the homeowners/representative's attention and may need to be reassessed.

13. Remaining dirt or debris will be wiped away from all surfaces prior to painting.

14. Areas of rotted wood to be painted will be repaired first with Bondo, as needed. (Please note that Ibis Painting is not a licensed carpentry contractor. Therefore, only areas of damaged wood that are visible on surfaces can be determined as needing repair. Should greater damage be underneath the surface of the wood to be repaired or replaced, a separate licensed carpentry contractor will have to be acquired by the homeowner to handle this carpentry work, prior to Ibis Painting returning to handle the painting work.

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Exterior Finishing System

1. The Owner/Representative will specify colors.

2. Areas of bare/exposed wood will be primed with Oil Based Primer, prior to top coating.

3. All chalky surfaces to be painted will receive first a coat of Sherwin Williams Water Proofing Sealer/Primer. (Sealer will lock down chalky surfaces).

4. Sherwin Williams or agreed upon paint, will be applied to all surfaces to be painted. (The number of coats to be applied will be assessed by contractor and written in proposed contract. Any additional coats will be agreed upon in writing).

5. Surfaces to be painted will be rolled, brushed, sprayed, or back rolled.

6. All cut lines will be completed in the most meticulous, straight, and even fashion.

7. All areas to be rolled will be rolled in a uniform and consistent manner.

8. If any spraying is done, it will be used as an applicator only with low pressure, followed by immediate back rolling. No overspray will contaminate any other areas not to be painted.

9. All paint will be applied in accordance with the correct millage thickness and procedure for coverage recommended in the paint manufacturers label directions.

10. Surrounding areas not to be painted will be free of paint residue.

11. Touch up paint in each color will be left on the job for owner or representative after job is completed.

12. Before completion of job a final walk through and punch out list will be performed to owner and/representative satisfaction.

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X _____ _____

Ibis Representative Signature Date

X _____ _____

Customer Signature Date

Total Cost – $6,470

Ways to pay: check, zelle, venmo, credit or debit card (2.8% Processing Fee)

Additional Options:

Wood Soffits, fascia, ceilings, and beams - $6,980

ESTIMATE	#16083-1
ESTIMATE DATE	Nov 9, 2026
EXPIRATION DATE	Jan 28, 2027
TOTAL	$11,221.00

Investment Painting of North Florida

Lina Hernandez
12319 Wynnfield Lakes Dr
Jacksonville, FL 32246

(904) 885-8832
linaferhernandez@gmail.com

CONTACT US

229 South Torwood Drive
Saint Johns, FL 32259

(904) 307-6649
Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

Exterior Buildings Repaint

Service completed by: Dustin MacPeek

Services	qty	unit price	amount
Best paint option Sherwin Williams Emerald Rain Refresh Power wash Buildings, eaves, and soffits with chemical to treat and remove dirt and mildew Caulk Gaps around windows, trim and doors to seal drafts using Sherwin Williams 950 (55) year Spot prime sealed cracks to add and extra layer of protection over cracks Mask off brick so there no overspray Repaint building, Stucco Trim, and All Door(s) (Including SW Emerald Rain Refresh Self cleaning Paint which is Thicker then regular acrylic paint, Dirt and mildew resistant, Excellent and Best resistance to fade protection with UV inhibitors 100% acrylic. Limited life time manufacturers warranty against peeling,chipping,flaking paint) Price includes all labor,material, and taxes...Investment Painting of North Fl warranties all Labor for 5yrs. Excludes Painting of soffits and fascia (Red)	1.0	$6,289.00	$6,289.00
Optional Repaint Red/Orange Tongue and Groove ceiling, rafters, Prep and Paint with Sherwin Williams top of the line Emerald Rain Refresh Coating. Price includes labor materials and taxes. Price includes labor material and taxes.	1.0	$3,894.00	$3,894.00
Optional Pressure Wash Walkways and sidewalk in the Amenity Center Area Pre treat with chemical to treat mold and mildew and pressure wash all horizontal concrete surfaces. Price includes labor materials and taxes.	1.0	$1,038.00	$1,038.00

Services subtotal: $11,221.00

Subtotal	$11,221.00
Total	**$11,221.00**

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive an invoice for your deposit of $500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!
Thank you for your Business!

4.

A + Gutters llc
923 Leonard C Taylor Pkwy
Green Cove Springs, FL 32043
USA
info@aguttersllc.com
http://www.aguttersllc.com

Estimate 6555

ADDRESS
Vesta Property Services
Vesta Property Services
12319 Wynnfield Lakes Dr
Jacksonville
FL
32246
United States

DATE	TOTAL
10/26/2026	$9,525.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Residential Gutter Install	12319 Wynnfield Lakes Dr, Jacksonville, FL 32246, USA Remove and Replace Install 319 LF 7" Seamless Aluminum Gutters - Color: Galvanized Install 13 (4”Round) Single Story Aluminum Downspouts - Color: Galvanized All of our gutter installations are installed with 7" Hidden Hangers spaced every 2ft, and all corners and end caps will be sealed with Geocel 2320 ensuring a clean and secure finish. We also include our Lifetime Workmanship Warranty for anything other than an act of God	1	9,525.00	9,525.00

Contact A + Gutters at 904-304-2392 to pay by credit/debit card. We impose a surcharge of 3.5% of the transaction amount on credit cards.

A 1% or $15 bank transfer fee (whatever is less) will apply to all online ACH bank payments.

A $250 deposit is required to secure your scheduled appointment. This deposit is due before scheduling and will be applied toward the total service cost. So that you know, the deposit becomes non-refundable after 72 hours from scheduling and is used to cover the costs incurred by A+ Gutters.

TOTAL $9,525.00

THANK YOU.

Accepted By

Accepted Date

11132 Stoney Point Ln W
Jacksonville FL, 32257
O: (904) 997-6685 E: gandcjax@gmail.com
www.GuttersAndCoversJax.com

PROPOSAL

Proposal Submitted to	Cellular	Home Phone	Work Phone	Date
Lina Hernandez, General Manager	904-565-9385			10/26/2026
Street Address: 12319 Wynnfield Lakes Dr			Email: lihernandez@vestapropertyservices.com	
City, State and Zip: Jacksonville FL, 32246			Job Directions	
G&C Representative Signature: Jerome Smith 904-651-9258				

Every Professional Gutter Topper Installation Includes:

Removal of all debris from gutters and downspouts, flushing where necessary (limited to above ground flushing). Resealing and caulking of existing seams if needed. Re-pitch gutters if needed, replace bent or loose nails. Clean up and removal of all debris associated with installation.

Installation Specifications:

Gutter Topper	Color	_____	Linear Ft	_____		$ _____
7" Seamless Gutter	Color	Victorian grey	Linear Ft	311		$ 8910.00
4x5" Downspout	Color	Victorian grey	Installed	3		$ INC.
4" Round Downspout	Color	Victorian grey	Installed	10		$ INC.
Fascia	Color	_____	Installed	_____		$ _____
Screen Room	Color	_____ Length	_____	Height	_____	$ _____

Special Instructions, Warranties, Additional Work or Comments: **5 Yrs Warranty on Material, 5 Yr(s) Warranty on Labor. Lifetime Warranty on Gutter Topper!**

Total Price	**$ 8910.00**
Total Deposit	**$ 1910.00**
Due upon Completion	**$ 7000.00**

Method of Payment: Check, Cash, Venmo, Zelle, CashApp, PayPal

The parties to this contract are bound and governed by the laws of the state of Florida as they apply thereto. Any alterations or deviation from the specifications involving extra cost of material or labor will only be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. The Improvements specified herein will be performed according to contractor's specifications. Painting and staining are excluded from this contract. The contractor is not responsible for pre-existing conditions or circumstances beyond its control, including, but not limited to, unlevel roof lines and desired downspout locations, therefore Gutters & Covers LLC. cannot guarantee all gutters to drain completely dry.

-***Acceptance of Proposal***

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above!
Rejection of Proposal: Gutter Topper reserves the right to cancel this order, if Engineers decide the job as sold will not afford proper installation.

- Buyer's right to cancel

This agreement may be cancelled by mailing a notice to the seller's place of business. Notice must state that goods or services are not wanted. Any deposit is non-refundable and will be considered liquidated damages unless this contract is cancelled in writing before midnight on the second working day, after you sign this contract.

Signature: _____ Print Name: _____ Date_____

Sergeant Seamless

5876 Old Timuquana Road | Jacksonville, Florida 32210
904-384-3423 | contact@sergeantseamless.com | www.sergeantseamless.com

RECIPIENT:

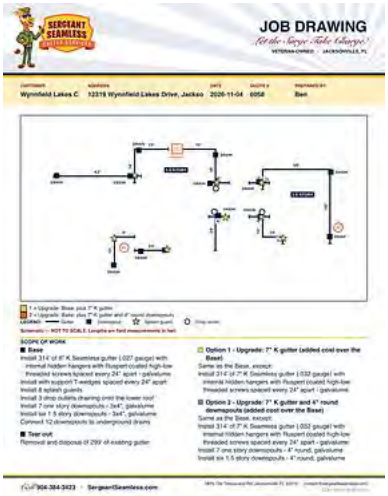
Wynnfield Lakes CDD
12319 Wynnfield Lakes Drive
Jacksonville, Florida 32246
Phone: 904-885-8832

Estimate #6058

Sent on	Nov 04, 2026
Gutter Size	7" K
Gutter Color	galvalume
Downspout size	4" Round
Downspout Color	galvalume
House Height	1.5 Story
Total	**$8,830.00**

Sergeant Seamless

5876 Old Timuquana Road | Jacksonville, Florida 32210
904-384-3423 | contact@sergeantseamless.com | www.sergeantseamless.com



The Sergeant Seamless Difference

1. Secured The Sergeant Seamless Way
- Reinforced tempered hidden hangers installed every 24 inches minimum
- 3-inch screws with T17 point, hi-low thread, and 1000-hour black ruspert coating to prevent corrosion
- Downspouts secured with stainless steel screws featuring bonded aluminum sealing washers
- Wedges, when applicable, spaced every 24 inches minimum
- Strip miters utilized—no box miters for minimum gutter connection points
- All end caps and strip miters sealed with a tri-polymer sealant made specifically for aluminum to aluminum applications to weather Florida heat

2. Integrated Sergeant Seamless System
- Professionally designed for optimal performance in channeling water
- Gutters installed appropriately behind the drip edge
- Outlets equipped with an exclusive dimple for straightforward 'pop-in' installation, ensuring a tension fit—no X cuts required
- End caps and drop outlets included on returns
- Splash guards installed where necessary to mitigate overflow

3. Warranty / Service Agreements
- 5-year guarantee on workmanship and craftsmanship
- Service agreements available for gutter cleaning and maintenance to ensure system longevity

4. Sergeant Seamless Provides Materials
- All materials are coated by the manufacturer to ensure the durability of the finish
- (No spray-painted components that may fade)

5. Peace of Mind Working with an Established, Award-Winning Company

Product/Service	Description	Qty.	Unit Price	Total



Sergeant Seamless

5876 Old Timuquana Road | Jacksonville, Florida 32210
904-384-3423 | contact@sergeantseamless.com | www.sergeantseamless.com

Product/Service	Description	Qty.	Unit Price	Total
commercial gutter installation	Standard commercial gutter - not recommended due to metal roof and volume of water Install 314' of 6" K Seamless gutter (.027 gauge) with internal hidden hangers with Ruspert coated high-low threaded screws spaced every 24" apart - galvalume Install with support T-wedges spaced every 24" apart Install 8 splash guards Install 3 drop outlets draining onto the lower roof Install 7 one story downspouts - 3x4", galvalume Install six 1.5 story downspouts - 3x4", galvalume Connect 12 downspouts to underground drains	1	$5,324.00	$5,324.00*
Tear Out	Tear out Removal and disposal of 299' of existing gutter	1	$500.00	$500.00
				Not included
commercial gutter installation	Option 1 - Upgrade: 7" K gutter (added cost over the Base to upsize gutter system appropriately) This option includes standard residential 3x4" downspouts in Galvalume) Same as the Base, except: Install 314' of 7" K Seamless gutter (.032 gauge) with internal hidden hangers with Ruspert coated high-low threaded screws spaced every 24" apart - galvalume	1	$2,041.00	$2,041.00*
				Optional
commercial gutter installation	Option 2 - Upgrade: 7" K gutter and 4" round downspouts (added cost over the Base) Same as the Base, except: Install 314' of 7" K Seamless gutter (.032 gauge) with internal hidden hangers with Ruspert coated high-low threaded screws spaced every 24" apart - galvalume Install 7 one story downspouts - 4" round, galvalume Install six 1.5 story downspouts - 4" round, galvalume	1	$3,006.00	$3,006.00*

* Non-taxable

Total **$8,830.00**

Sergeant Seamless

5876 Old Timuquana Road | Jacksonville, Florida 32210
904-384-3423 | contact@sergeantseamless.com | www.sergeantseamless.com

Attachments

View online https://l.jbbr.io/7Z1hPPH

CDD_12319_2026-11-04_customer.pdf

Reviews

Joel Glenn

It looks spectacular. I can't wait to see it in action. Just what the house needed! Flawless as I'm concerned, very excited to work it in.

Matt Jung

Sergent gutters did a great job from the sales to the technicians as well as the front office . The scheduling was flexible as I had to push the date back to have some stucco repairs.

Shelley Fay

Small job, just needed one section replaced. Only company that would come out. They were honest, friendly & professional. Now I won't have a waterfall down the side of my house. Definitely recommend!

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

ACCEPTANCE – the agreement is expressly limited to and made conditional upon your acceptance of its items and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (accept additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and hereby objected to and rejected.

LIMITED WARRANTY – All installation work performed by Sergeant Seamless is warranted to be free from defects in material and workmanship for five years from the date of completion of the installation. This limited warranty does not cover damages relating to accident(s), misuse, abuse, neglect, alteration, repair, or attempted repair by anyone other than Sergeant Seamless or its authorized representatives. This warranty does not cover repairs made to gutters installed by other installation companies or new pieces that a customer elects to have tied into existing gutters. This warranty is not transferable. When cleaning our gutter system, Sergeant Seamless recommends using a licensed pressure washing or soft washing company to clean your gutter system. The chemicals used in pressure washing and or soft washing can cause discoloration, pitting, and premature rusting if not properly applied and rinsed. The chemicals used in such cleaning can degrade the sealant agent used on end caps, cornered miters, and downspout outlets. Galvalume and other natural non painted metals are most susceptible to the aforementioned problems. If your gutter system has been damaged due to pressure washing or soft washing, this is not covered under the Sergeant Seamless workmanship warranty.

WORK SITE PREPARATION – The Installation, removal, or cleaning of: gutters, downspouts, fascia, soffit, and gutter covers creates inherent risks that can cause damage to roof, homes, or structures; it is the responsibility of the property owner or their appointed representative to remove any and all fragile items from the job site in advance of Sergeant Seamless arrival to the property. It is the responsibility of the customer to uninstall or relocate any satellites, electrical cables, telecommunication cables, piping, or any other objects affixed to the property where a gutter, downspout, or collector box will be installed. If items have not been removed, Sergeant Seamless will only install up to and past the point of the obstructing object. Under no circumstances will Sergeant Seamless remove or relocate any items associated with the property outside of gutters and or their associated pieces and parts. It is the customers responsibility, prior to the installation date, to notify

Sergeant Seamless

5876 Old Timuquana Road | Jacksonville, Florida 32210
904-384-3423 | contact@sergeantseamless.com | www.sergeantseamless.com

Sergeant Seamless if the property does not have access to a working 120 volt exterior outlet. In the event that Sergeant Seamless
has not been notified that a property does not have power, the installation may have to be moved to another calendar date to accommodate bringing a power generator.

WORK SITE MANEUVERABILITY – Projects outlined in the work agreement require that Sergeant Seamless position their equipment in a manner in which the full length of a workpiece can be fabricated and prepared in an area with no obstructions or hazards in order to maneuver the gutter piece to the location where it will be installed. Whenever possible, Sergeant Seamless will attempt to park company owned or leased vehicles and equipment on the property in manor that will not interfere with access to the customer's building or home. It is impossible for Sergeant Seamless to know the quality of asphalt, concrete, or pavers and how they will react to Sergeant Seamless vehicles being parked on them and does not assume responsibility for any damages to asphalt, concrete, or pavers. If there is a concern that the vehicle may cause damage to the property, it is the responsibility of the contractor or homeowner to notify Sergeant Seamless where to stage work vehicles.

SCOPE OF WORK – Gutters, Downspouts, and other parts for installation are ordered in quantity for the specific job to be performed, therefore installers cannot add to the scope of work to be performed while on the job site during the day of installation. Sergeant Seamless installation team are professional gutter installers and are knowledgeable of industry standards. If a customer elects to alter the scope of work against the recommendation of the installation team or estimators, such as where a downspout or splash guard should be located, the property owner will be charged a service and materials fee if they elect to have the aforementioned items installed on a later date.

ROOF ACCESS – In the event that Sergeant Seamless is unable to safely maneuver and access the roof line with ladders, we may need to operate a lift to safely complete the agreed upon scope of work. In the event that we need to use a lift to safely complete the job, the cost will be passed through to the customer. It is the responsibility of Sergeant Seamless to provide the invoice for the lift services to the customer.

SAFETY AND SCHEDULING – The safety of our employees, customers, and properties owned by our customers is Sergeant Seamless top priority. In the event of inclement weather, Sergeant Seamless may have to reschedule installations, repairs, and or cleanings as a safety precaution.

LICENSE AND INSURANCE – Contractor shall maintain current business license to complete agreed upon scope of work. Contractor shall maintain workers compensation (employer liability), as required by law and $2,000,000 in general liability insurance while performing work.

LIMITATIONS OF REMEDIES – Your sole and exclusive remedy against Contractor for any and all claims for damaged arising out of or alleged to have arisen out of the Work will be limited to the repair or replacement by Contractor, at Contractors opinion, of any non-conforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided contractor is given 30 days to inspect the work and confirms such nonconformity. Contractors' maximum liability for any damages shall be limited to the total amount paid to the contractor for the work under this agreement. This limitation of Remedies clause shall apply, 30 days after contractors' receipt of notice, to the parties to this agreement as notice to the contractor of the claim. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the alleged damages within 30 days, you hereby waive all rights for damages and/or correction of work against contractor.

ASSIGNMENT - You may not assign this agreement or any claim against Contractor relating to this agreement.

Signature: _____ **Date:** _____

FOURTEENTH ORDER OF BUSINESS

A.

Wynnfield Lakes

Community Development District

Unaudited Financial Reporting

October 31, 2026

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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 68,407	$ -	$ -	$ 12,392	$ 80,799
Investments:					
State Board of Administration (SBA)	-	-	-	327,423	327,423
US Bank Custody Account	9	-	-	-	9
United Community	252,360	-	-	-	252,360
Series 2026					
Capitalized Interest	-	8,614	-	-	8,614
Revenue	-	1,106	-	-	1,106
Interest	-	43,216	-	-	43,216
Construction Fund	-	-	751,529	-	751,529
Cost of Issuance Fund	-	-	7,728	-	7,728
Total Assets	**$ 320,776**	**$ 52,936**	**$ 759,258**	**$ 339,814**	**$ 1,472,784**
Liabilities:					
Accounts Payable	$ 469	$ -	$ -	$ -	$ 469
Total Liabilites	**$ 469**	**$ -**	**$ -**	**$ -**	**$ 469**
Fund Balance:					
Debt Service	$ -	$ 52,936	$ -	$ -	$ 52,936
Capital Projects	-	-	759,258	-	759,258
Assigned for:					
Capital Reserve Fund	-	-	-	339,814	339,814
Unassigned	320,308	-	-	-	320,308
Total Fund Balances	**$ 320,308**	**$ 52,936**	**$ 759,258**	**$ 339,814**	**$ 1,472,316**
Total Liabilities & Fund Balance	$ 320,776	$ 52,936	$ 759,258	$ 339,814	$ 1,472,784

Wynnfield Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 659,083	$ -	$ -	$ -
Interest Income	8,000	667	985	318
Clubhouse and other Income	5,000	417	-	(417)
Total Revenues	**$ 672,083**	**$ 1,083**	**$ 985**	**$ (99)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 500	$ -	$ 500
PR-FICA	459	38	-	38
Engineering	10,815	901	-	901
Attorney	25,000	2,083	-	2,083
Annual Audit	3,600	300	-	300
Assessment Administration	5,623	5,623	5,623	-
Arbitrage Rebate	600	50	-	50
Dissemination Agent	1,237	103	103	-
Trustee Fees	5,215	435	-	435
Management Fees	58,749	4,896	4,896	-
Information Technology	1,854	155	155	-
Website Maintenance	1,060	88	88	-
Travel & Per Diem	100	8	-	8
Telephone	250	21	8	12
Postage & Delivery	300	25	76	(51)
Meeting Room	2,100	175	-	175
Insurance General Liability	10,452	10,214	10,214	-
Printing & Binding	750	63	35	27
Legal Advertising	1,700	142	-	142
Other Current Charges	883	74	63	11
Office Supplies	150	13	1	12
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 137,073**	**$ 26,081**	**$ 21,436**	**$ 4,643**
Operations & Maintenance				
Field Expenditures				
Property Insurance (FIA)	$ 17,215	$ 13,632	$ 13,632	$ -
Utilities - Irrigation (JEA)	13,000	1,083	81	1,003
Field Operations Management (Vesta Property)	30,596	2,550	2,550	-
Security Service/Monitoring (Fidelity Security)	78,392	6,533	3,931	2,601
Landscape Maintenance (Bland)	70,712	5,893	5,721	172
Landscape Contingency	21,835	1,820	4,431	(2,611)
Lake Maintenance (Solitude)	10,665	889	772	117
Irrigation Maintenance (Bland)	10,000	833	-	833
Repairs & Replacements	12,500	1,042	-	1,042
Refuse Service (Waste Management)	3,600	300	403	(103)
Stormwater User Fees	1,140	95	-	95
Animal Control	15,100	1,258	1,500	(242)
Contingency	10,000	833	-	833
Subtotal Field Expenditures	**$ 294,754**	**$ 36,760**	**$ 33,020**	**$ 3,740**

Wynnfield Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Expenditures				
Amenity Center Management (Vesta Property)	$ 86,270	$ 7,189	$ 7,189	$ -
Facility Attendants (Vesta Property)	13,060	1,088	1,088	-
General Facility Maintenance (Vesta Property)	19,978	1,665	1,665	-
Utilities - Electric (JEA)	15,000	1,250	853	397
Utilities - Water & Sewer (JEA)	6,600	550	295	255
Telephone/Internet & Cable (Comcast)	7,380	615	374	241
Repairs & Replacements	16,736	1,395	149	1,245
Fitness Equipment Maintenance	2,500	208	-	208
Fitness Center Supplies	1,000	83	-	83
Pool Maintenance (Vesta Property)	16,015	1,335	1,335	-
Pool Chemicals (PoolSure)	15,000	1,250	857	393
Janitorial Service/Supplies (Vesta Property)	10,095	841	841	-
Office Supplies / Mailings / Printings	1,250	104	9	95
Operating Supplies	4,500	375	468	(93)
Permit Fees	1,800	150	469	(319)
Special Events	10,000	833	2,780	(1,946)
Recreation Passes	500	42	-	42
Holiday Lighting	5,000	417	-	417
Subtotal Amenity Expenditures	**$ 232,684**	**$ 19,390**	**$ 18,373**	**$ 1,018**
Total Operations & Maintenance	**$ 527,438**	**$ 56,151**	**$ 51,393**	**$ 4,758**
Total Expenditures	**$ 664,511**	**$ 82,231**	**$ 72,829**	**$ 9,401**
Excess (Deficiency) of Revenues over Expenditures	$ 7,572	$ (81,148)	$ (71,844)	$ 9,302
Other Financing Sources/(Uses):				
Capital Reserve Funding - Transfer Out	$ (70,358)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (70,358)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (62,786)**	**$ (81,148)**	**$ (71,844)**	**$ 9,302**
Fund Balance - Beginning	$ 62,786		$ 392,152	
Fund Balance - Ending	$ -		$ 320,308	

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	$ 659,083	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	8,000	985	-	-	-	-	-	-	-	-	-	-	-	985
Clubhouse and other Income	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 672,083**	**$ 985**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 985**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	459	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	10,815	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	3,600	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,623	5,623	-	-	-	-	-	-	-	-	-	-	-	5,623
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	1,237	103	-	-	-	-	-	-	-	-	-	-	-	103
Trustee Fees	5,215	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	58,749	4,896	-	-	-	-	-	-	-	-	-	-	-	4,896
Information Technology	1,854	155	-	-	-	-	-	-	-	-	-	-	-	155
Website Maintenance	1,060	88	-	-	-	-	-	-	-	-	-	-	-	88
Travel & Per Diem	100	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	250	8	-	-	-	-	-	-	-	-	-	-	-	8
Postage & Delivery	300	76	-	-	-	-	-	-	-	-	-	-	-	76
Meeting Room	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	10,452	10,214	-	-	-	-	-	-	-	-	-	-	-	10,214
Printing & Binding	750	35	-	-	-	-	-	-	-	-	-	-	-	35
Legal Advertising	1,700	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	883	63	-	-	-	-	-	-	-	-	-	-	-	63
Office Supplies	150	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 137,073**	**$ 21,436**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,436**

Wynnfield Lakes

Community Development District

Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Field Expenditures														
Property Insurance (FIA)	$ 17,215	$ 13,632	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,632
Utilities - Irrigation (JEA)	13,000	81	-	-	-	-	-	-	-	-	-	-	-	81
Field Operations Management (Vesta Property)	30,596	2,550	-	-	-	-	-	-	-	-	-	-	-	2,550
Security Service/Monitoring (Fidelity Security)	78,392	3,931	-	-	-	-	-	-	-	-	-	-	-	3,931
Landscape Maintenance (Bland)	70,712	5,721	-	-	-	-	-	-	-	-	-	-	-	5,721
Landscape Contingency	21,835	4,431	-	-	-	-	-	-	-	-	-	-	-	4,431
Lake Maintenance (Solitude)	10,665	772	-	-	-	-	-	-	-	-	-	-	-	772
Irrigation Maintenance (Bland)	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Replacements	12,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Service (Waste Management)	3,600	403	-	-	-	-	-	-	-	-	-	-	-	403
Stormwater User Fees	1,140	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Control	15,100	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Contingency	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 294,754**	**$ 33,020**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 33,020**
Amenity Expenditures														
Amenity Center Management (Vesta Property)	$ 86,270	$ 7,189	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,189
Facility Attendants (Vesta Property)	13,060	1,088	-	-	-	-	-	-	-	-	-	-	-	1,088
General Facility Maintenance (Vesta Property)	19,978	1,665	-	-	-	-	-	-	-	-	-	-	-	1,665
Utilities - Electric (JEA)	15,000	853	-	-	-	-	-	-	-	-	-	-	-	853
Utilities - Water & Sewer (JEA)	6,600	295	-	-	-	-	-	-	-	-	-	-	-	295
Telephone/Internet & Cable (Comcast)	7,380	374	-	-	-	-	-	-	-	-	-	-	-	374
Repairs & Replacements	16,736	149	-	-	-	-	-	-	-	-	-	-	-	149
Fitness Equipment Maintenance	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Center Supplies	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance (Vesta Property)	16,015	1,335	-	-	-	-	-	-	-	-	-	-	-	1,335
Pool Chemicals (PoolSure)	15,000	857	-	-	-	-	-	-	-	-	-	-	-	857
Janitorial Service/Supplies (Vesta Property)	10,095	841	-	-	-	-	-	-	-	-	-	-	-	841
Office Supplies / Mailings / Printings	1,250	9	-	-	-	-	-	-	-	-	-	-	-	9
Operating Supplies	4,500	468	-	-	-	-	-	-	-	-	-	-	-	468
Permit Fees	1,800	469	-	-	-	-	-	-	-	-	-	-	-	469
Special Events	10,000	2,780	-	-	-	-	-	-	-	-	-	-	-	2,780
Recreation Passes	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Lighting	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	**$ 232,684**	**$ 18,373**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,373**
Total Operations & Maintenance	**$ 527,438**	**$ 51,393**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 51,393**
Total Expenditures	**$ 664,511**	**$ 72,829**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 72,829**
Excess (Deficiency) of Revenues over Expenditures	$ 7,572	$ (71,844)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (71,844)
Other Financing Sources/Uses:														
Interfund Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Reserve Funding - Transfer Out	(70,358)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	**$ (70,358)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (62,786)**	**$ (71,844)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (71,844)**

Wynnfield Lakes

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 590,283	$ -	$ -	$ -
Interest Income	1,000	83	152	68
Total Revenues	**$ 591,283**	**$ 83**	**$ 152**	**$ 68**
Expenditures:				
Interest - 11/1	$ 51,773	$ -	$ -	$ -
Interest - 5/1	96,074	-	-	-
Principal - 5/1	400,000	-	-	-
Total Expenditures	**$ 547,847**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 43,436	$ 83	$ 152	$ 68
Other Financing Sources/(Uses):				
Bond Refunding Proceeds	$ -	$ -	$ -	$ -
Payment to Refunding Escrow Agent	-	-	-	-
Interfund Transfer In	-	-	-	-
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 43,436**	**$ 83**	**$ 152**	**$ 68**
Fund Balance - Beginning	$ 52,273		$ 52,784	
Fund Balance - Ending	$ 95,709		$ 52,936	

Wynnfield Lakes

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 2,182	$ 2,182
Total Revenues	**$ -**	**$ -**	**$ 2,182**	**$ 2,182**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Cost of Issuance	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 2,182**	**$ 2,182**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 2,182**	
Fund Balance - Beginning	$ -		$ 757,076	
Fund Balance - Ending	$ -		$ 759,258	

Wynnfield Lakes

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ 7,000	$ 583	$ -	$ (583)
Total Revenues	**$ 7,000**	**$ 583**	**$ -**	**$ (583)**
Expenditures:				
Improvements	$ 70,358	$ 5,863	$ 7,469	$ (1,605)
Other Current Charges	800	67	79	(12)
Total Expenditures	**$ 71,158**	**$ 5,930**	**$ 7,547**	**$ (1,618)**
Excess (Deficiency) of Revenues over Expenditures	**$ (64,158)**	**$ (5,347)**	**$ (7,547)**	**$ (2,201)**
Other Financing Sources/(Uses)				
Capital Reserve Funding - Transfer In	$ 70,358	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 70,358**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 6,200**	**$ (5,347)**	**$ (7,547)**	**$ (2,201)**
Fund Balance - Beginning	$ 350,362		$ 347,362	
Fund Balance - Ending	$ 356,562		$ 339,814	

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 2027 Assessment Receipts Summary

TOTAL TAX ROLL	# UNITS ASSESSED	DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	576	588,953.33	659,084.26	1,248,037.59

SUMMARY OF TAX ROLL RECEIPTS				
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2026 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIPTS		-	-	-
BALANCE DUE		588,953.33	659,084.26	1,248,037.59

PERCENT COLLECTED	0.00%

C.

Wynnfield Lakes
Community Development District

Check Register Summary

September 1 - October 31, 2026

Fund	Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll				
	9/18/26	50571-50575	$	923.50
		Sub-Total	$	923.50
Accounts Payable				
	9/1/26	5229-5236	$	19,652.57
	9/11/26	5237-5247		21,216.37
	9/22/26	5248-5251		1,343.50
	9/23/26	5252-5254		7,835.40
	9/29/26	5255-5258		26,215.00
	10/8/26	5259-5264		24,851.71
	10/20/26	5265-5271		22,792.61
	10/28/26	5272-5274		4,929.70
		Sub-Total	$	128,836.86
Autopayments ACH*				
	9/14/26	JEA	$	1,489.06
	9/21/26	Comcast		374.35
	9/17/26	Waste Management		387.19
	10/14/26	JEA		1,228.56
	10/19/26	Comcast		374.35
	10/16/26	Waste Management		402.52
		Sub-Total	$	4,256.03
Wells Fargo Credit Card*				
	9/28/26	August Purchases	$	1,550.40
	10/27/26	September Purchases		781.15
		Sub-Total	$	2,331.55
		Total General Fund	**$**	**136,347.94**
Capital Reserve Fund - Wells Fargo				
Accounts Payable				
	9/28/26	84		3,570.00
	10/20/26	85		7,468.51
		Total Capital Reserve Fund	**$**	**11,038.51**
		GRAND TOTAL	$	147,386.45

*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
50571	590054043	LUIS DIAZ-RODRIGUEZ	184.70	9/18/2026
50572	590054048	NATHAN DICKINSON	184.70	9/18/2026
50573	590054047	JEFFREY A LAWTON	184.70	9/18/2026
50574	10	MARK A OLIVER	184.70	9/18/2026
50575	9	KRISTI SWEENEY	184.70	9/18/2026
		TOTAL FOR REGISTER	923.50	

Attendance Sheet

District: **Wynnfield Lakes CDD**

Meeting Date: Wednesday, September 16, 2026

	Supervisor	In Attendance	Fees
1.	***Luis-Diaz Rodriguez*** ***Vice-chairman***	☑	$200
2.	***Jeff Lawton*** ***Assistant Secretary***	☑	$200
3.	***Nate Dickenson*** ***Assistant Secretary***	☑	$200
4.	***Kristi Sweeney*** ***Chairman***	☑	$200
5.	***Mark Oliver*** ***Assistant Secretary***	☑	$200

District Manager:

PLEASE RETURN COMPLETED FORM TO TIZIANA CESSNA

*** CHECK DATES 09/01/2026 - 10/31/2026 *** WYNNFIELD LAKES - GENERAL FUND
BANK A WYNNFIELD - GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/01/26	00214	10/17/26	10172026	202609	300	15500	10100			*	1,200.00		
			FALL FESTIVAL EVENT										
									BOUNCERS, SLIDES, AND MORE INC.			1,200.00	005229
9/01/26	00192	8/25/26	180-0826	202608	320	53800	46802			*	1,500.00		
			AUG26 - GOOSE CONTROL										
									GOOSE MASTERS OF NORTHEAST FLORIDA			1,500.00	005230
9/01/26	00243	8/28/26	12315	202608	300	15500	10100			*	400.00		
			MC/DJ-FALL FESTIVAL 10/17										
									MICHAEL A GIBERTI			400.00	005231
9/01/26	00228	9/01/26	13129563	202609	320	57200	46201			*	1,428.90		
			SEP26 POOL CHEMICALS										
									POOLSURE			1,428.90	005232
9/01/26	00094	8/28/26	3027	202608	320	57200	46900			*	340.00		
			FITNESS CENTER REPAIRS										
									SOUTHEAST FITNESS REPAIR			340.00	005233
9/01/26	00189	9/01/26	09012026	202609	320	53800	46101			*	42.00		
			SEP26 REIMB LANDSCAPE MT										
		9/01/26	09012026	202609	320	53800	46101			*	70.00		
			SEP26 REIMB WATER/SEWER										
									PETER AND JENNIFER TOWNSEND			112.00	005234
9/01/26	00227	8/25/26	3656	202609	300	15500	10100			*	500.00		
			FALL FESTIVAL EVENT										
									TWIST OF FUN BALLOON ART			500.00	005235
9/01/26	00221	9/01/26	434304	202609	320	53800	34400			*	2,463.42		
			SEP26 FIELD OPS MGMT										
		9/01/26	434304	202609	320	57200	34300			*	6,946.00		
			SEP26 AMENITY MANAGEMENT										
		9/01/26	434304	202609	320	57200	46700			*	1,051.50		
			SEP26 FACILITY ATTENDANTS										
		9/01/26	434304	202609	320	57200	46600			*	1,608.50		
			SEP26 GEN FACILITY MAINT										
		9/01/26	434304	202609	320	57200	46200			*	1,289.42		
			SEP26 POOL MAINTENANCE										
		9/01/26	434304	202609	320	57200	34200			*	812.83		
			SEP26 JANITORIAL SERVICES										
									VESTA PROPERTY SERVICES, INC			14,171.67	005236
9/11/26	00207	9/01/26	09012026	202609	300	15500	10100			*	525.00		
			FACE PAINTER - 10/17/26										
									ART-Z-FACES			525.00	005237

*** CHECK DATES 09/01/2026 - 10/31/2026 *** WYNNFIELD LAKES - GENERAL FUND
BANK A WYNNFIELD - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/26	00264	8/27/26	379677	202608	320	57200-46601				*	2,625.00		
			REPLACED 10HP CONTROL BOX										
									BLAND LANDSCAPING CO. INC			2,625.00	005238
9/11/26	00264	8/31/26	383052	202608	320	53800-46102				*	2,500.00		
			AUG26-TREE RMVLS/GRINDING										
									BLAND LANDSCAPING CO. INC			2,500.00	005239
9/11/26	00264	9/01/26	382544	202609	320	53800-46100				*	5,721.00		
			SEP LANDSCAPE MAINTENANCE										
									BLAND LANDSCAPING CO. INC			5,721.00	005240
9/11/26	00073	9/09/26	OF616966	202609	320	57200-46600				*	543.41		
			ANNUAL FIRE INSPECTION										
									CINTAS FIRE PROTECTION			543.41	005241
9/11/26	00196	7/02/26	10044859	202607	320	53800-46802				*	48.00		
			JUL 26 - PEST CONTROL										
									FLORIDA PEST CONTROL & CHEMICAL CO.			48.00	005242
9/11/26	00196	8/10/26	10121204	202608	320	53800-46802				*	48.00		
			AUG 26 - PEST CONTROL										
									FLORIDA PEST CONTROL & CHEMICAL CO.			48.00	005243
9/11/26	00196	9/04/26	10341832	202609	320	53800-46802				*	49.99		
			SEP 26 - PEST CONTROL										
									FLORIDA PEST CONTROL & CHEMICAL CO.			49.99	005244
9/11/26	00007	9/01/26	590	202609	310	51300-34000				*	4,618.67		
			SEP MANAGEMENT FEES										
		9/01/26	590	202609	310	51300-35100				*	150.00		
			SEP INFORMATION TECH										
		9/01/26	590	202609	310	51300-49500				*	83.33		
			SEP WEBSITE ADMIN										
		9/01/26	590	202609	310	51300-31600				*	97.25		
			SEP DISSEMINATION SVCS										
		9/01/26	590	202609	310	51300-51000				*	.42		
			OFFICE SUPPLIES										
		9/01/26	590	202609	310	51300-42000				*	64.28		
			POSTAGE										
		9/01/26	590	202609	310	51300-42500				*	53.70		
			COPIES										
		9/01/26	590	202609	310	51300-41000				*	16.32		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,083.97	005245

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/11/26	00224	9/01/26	PSI29677	202609	320-53800-46800				*	772.00		
			SEP26 LAKE MAINTENANCE									
								SOLITUDE LAKE MANAGMENT			772.00	005246
9/11/26	00244	9/09/26	4227	202609	320-53800-46102				*	3,300.00		
			INST MULCH AT PLAYGROUND									
								HOME-FIELD ADVANTAGE LANDSCAPING			3,300.00	005247
9/22/26	00264	9/14/26	383330	202608	320-53800-43400				*	256.00		
			AUG26 IRRIGATION REPAIRS									
								BLAND LANDSCAPING CO. INC			256.00	005248
9/22/26	00276	9/17/26	26-05781	202609	310-51300-48000				*	117.50		
			NOTICE-FY27 BOS MEETINGS									
								JACKSONVILLE DAILY RECORD			117.50	005249
9/22/26	00222	9/14/26	15947	202608	310-51300-31500				*	670.00		
			AUG26 GENERAL COUNSEL									
								KILINSKI VAN WYK PLLC			670.00	005250
9/22/26	00036	9/17/26	UC21997	202609	310-51300-60100				*	300.00		
			MEETING ROOM 9/16/26									
								UNIVERSITY OF NORTH FLORIDA			300.00	005251
9/23/26	00237	8/11/26	26-185	202608	320-53800-34500				*	1,296.00		
			SECURITY SERVICES - 8/01									
		8/11/26	26-185	202608	320-53800-34500				*	1,296.00		
			SECURITY SERVICES - 8/08									
								FIDELITY SECURITY OPERATIONS			2,592.00	005252
9/23/26	00237	8/25/26	26-195	202608	320-53800-34500				*	1,312.20		
			SECURITY SERVICES - 8/15									
		8/25/26	26-195	202608	320-53800-34500				*	1,312.20		
			SECURITY SERVICES - 8/22									
								FIDELITY SECURITY OPERATIONS			2,624.40	005253
9/23/26	00237	9/14/26	26-209	202608	320-53800-34500				*	1,306.80		
			SECURITY SERVICES - 8/29									
		9/14/26	26-209.S	202609	320-53800-34500				*	1,312.20		
			SECURITY SERVICES - 9/005									
								FIDELITY SECURITY OPERATIONS			2,619.00	005254
9/29/26	00264	9/22/26	383627	202607	320-53800-43400				*	619.00		
			JUL26 IRRIGATION REPAIRS									
								BLAND LANDSCAPING CO. INC			619.00	005255

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/29/26	00097	9/17/26	34228	202609	300-15500-10100				*	23,846.00		
			FY27 INSURANCE RENEWAL									
								EGIS INSURANCE ADVISORS, LLC			23,846.00	005256
9/29/26	00192	9/25/26	180-0926	202609	320-53800-46802				*	1,200.00		
			SEP26 - GOOSE CONTROL									
								GOOSE MASTERS OF NORTHEAST FLORIDA			1,200.00	005257
9/29/26	00058	9/28/26	30058	202609	310-51300-31200				*	550.00		
			FNL ARB SR2014 7/231/26									
								GRAU AND ASSOCIATES			550.00	005258
10/08/26	00264	10/01/26	386737	202610	320-53800-46100				*	5,721.00		
			OCT LANDSCAPE MAINTENANCE									
								BLAND LANDSCAPING CO. INC			5,721.00	005259
10/08/26	00237	9/22/26	26-217	202609	320-53800-34500				*	1,093.50		
			SECURITY SERVICES - 9/12									
		9/22/26	26-217	202609	320-53800-34500				*	324.00		
			SECURITY SERVICES - 9/07									
		9/22/26	26-217	202609	320-53800-34500				*	1,304.10		
			SECURITY SERVICES - 9/19									
								FIDELITY SECURITY OPERATIONS			2,721.60	005260
10/08/26	00228	10/01/26	13129563	202610	320-57200-46201				*	857.34		
			OCT26 POOL CHEMICALS									
								POOLSURE			857.34	005261
10/08/26	00224	10/02/26	PSI30790	202610	320-53800-46800				*	772.00		
			OCT26 LAKE MAINTENANCE									
								SOLITUDE LAKE MANAGMENT			772.00	005262
10/08/26	00189	10/01/26	10012026	202610	320-53800-46101				*	70.00		
			OCT26 REIMB WATER/SEWER									
		10/01/26	10012026	202610	320-53800-46101				*	42.00		
			OCT26 REIMB LANDSCAPE MT									
								PETER AND JENNIFER TOWNSEND			112.00	005263
10/08/26	00221	10/01/26	434876	202610	320-53800-34400				*	2,549.64		
			OCT26 FIELD OPS MGMT									
		10/01/26	434876	202610	320-57200-34300				*	7,189.20		
			OCT26 AMENITY MANAGEMENT									
		10/01/26	434876	202610	320-57200-46700				*	1,088.30		
			OCT26 FACILITY ATTENDANTS									
		10/01/26	434876	202610	320-57200-46600				*	1,664.80		
			OCT26 GEN FACILITY MAINT									

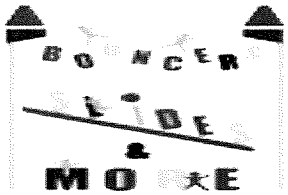
CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/01/26	434876	202610	320	-57200-46200				*	1,334.55		
			OCT26 POOL MAINTENANCE										
		10/01/26	434876	202610	320	-57200-34200				*	841.28		
			OCT26 JANITORIAL SERVICES										
									VESTA PROPERTY SERVICES, INC			14,667.77	005264
10/20/26	00264	10/13/26	387511	202610	320	-57200-46102				*	2,169.00		
			AERATION OF SPORT FIELD										
									BLAND LANDSCAPING CO. INC			2,169.00	005265
10/20/26	00279	10/13/26	3312	202610	320	-53800-46102				*	2,150.00		
			OCT26-TREE TRIMMING/RMVLS										
									EAGERTON TREE SERVICE LLC			2,150.00	005266
10/20/26	00237	10/08/26	26-227	202609	320	-53800-34500				*	1,314.90		
			SECURITY SERVICES - 9/26										
		10/08/26	26-227.O	202610	320	-53800-34500				*	1,309.50		
			SECURITY SERVICES - 10/03										
									FIDELITY SECURITY OPERATIONS			2,624.40	005267
10/20/26	00007	10/01/26	591	202610	310	-51300-34000				*	4,895.75		
			OCT MANAGEMENT FEES										
		10/01/26	591	202610	310	-51300-35100				*	154.50		
			OCT INFORMATION TECH										
		10/01/26	591	202610	310	-51300-49500				*	88.33		
			OCT WEBSITE ADMIN										
		10/01/26	591	202610	310	-51300-31600				*	103.08		
			OCT DISSEMINATION SVCS										
		10/01/26	591	202610	310	-51300-51000				*	.81		
			OFFICE SUPPLIES										
		10/01/26	591	202610	310	-51300-42000				*	75.71		
			POSTAGE										
		10/01/26	591	202610	310	-51300-42500				*	35.25		
			COPIES										
		10/01/26	591	202610	310	-51300-41000				*	8.35		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,361.78	005268
10/20/26	00007	10/08/26	592	202610	310	-51300-31400				*	5,623.00		
			ASSESSMENT ROLL FY27										
									GOVERNMENTAL MANAGEMENT SERVICES			5,623.00	005269
10/20/26	00222	10/08/26	16183	202609	310	-51300-31500				*	2,907.50		
			SEP26 GENERAL COUNSEL										
									KILINSKI VAN WYK PLLC			2,907.50	005270

*** CHECK DATES 09/01/2026 - 10/31/2026 *** WYNNFIELD LAKES - GENERAL FUND
BANK A WYNNFIELD - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00222	10/08/26	16184	202609	310-51300-31500			*	1,956.93		
			SEP26 MONTHLY CDD MEETING								
							KILINSKI VAN WYK PLLC			1,956.93	005271
10/28/26	00264	10/16/26	387821	202609	320-53800-43400			*	808.00		
			SEP26 IRRIGATION REPAIRS								
							BLAND LANDSCAPING CO. INC			808.00	005272
10/28/26	00237	10/23/26	26-240	202610	320-53800-34500			*	1,309.50		
			SECURITY SERVICES - 10/10								
		10/23/26	26-240	202610	320-53800-34500			*	1,312.20		
			SECURITY SERVICES - 10/17								
							FIDELITY SECURITY OPERATIONS			2,621.70	005273
10/28/26	00192	10/25/26	180-1026	202610	320-53800-46802			*	1,500.00		
			OCT26 - GOOSE CONTROL								
							GOOSE MASTERS OF NORTHEAST FLORIDA			1,500.00	005274

TOTAL FOR BANK A 128,836.86

TOTAL FOR REGISTER 128,836.86



Bouncers, Slides, and More Inc.
1915 Bluebonnet Way
Fleming Island, FL
32003

Invoice

Date: October 17th, 2026
Invoice No.: 10172026.12

Name / Address
Attn: Lina Hernandez
Wynnfield Lakes
12319 Wynnfield Lakes Dr.
Jacksonville, FL 32246
wlmanager@gmsnf.co

Additional Details:

	Description	Quantity	Rate	Discount	Subtotal	Extended
1	55' Double Lane Obstacle Course	1	$400.00		$400.00	$1,200.00
2	5-n-1 All Purpose Combination	1	$350.00		$300.00	
3	Toddler Unit	1	$250.00		$250.00	
4	Axe Throwing	1	$200.00		$200.00	
5	Generator	1	$125.00		$125.00	
6	Delivery, Setup, Take Down, Removal	1	$150.00		$150.00	
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

APPROVED
By lihernandez at 11:34 am, Aug 26, 2026

Comments:

Subtotal			$1,200.00
Sales Tax (0.0%)			n/a
Total			$1,200.00

RECEIVED
By Tara Lee at 3:20 pm, Aug 26, 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.: 180-0826
Invoice date: 08/25/2026
Due date: 09/24/2026

APPROVED
By lihernandez at 1:08 pm, Aug 25, 2026

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

Total **$1,500.00**

RECEIVED
By Tara Lee at 2:44 pm, Aug 25, 2026

MAGNETIX
DJ SERVICES
'YOUR ENTERTAINMENT CONNEXION'

P.O. Box 23766
Jacksonville, FL. 32241
(904) 607-7111

INVOICE # 12315

TO: Lina Hernandez
Wynnfield Lakes CDD
12319 Wynnfield Lakes
Jacksonville, FL. 32246
904.885.8832

RECEIVED
By Tara Lee at 8:56 am, Aug 31, 2026

DESCRIPTION	HOURS	RATE	AMOUNT
10/17/26 MC/DJ Member's Fall Fest.	11:00am – 2:00pm		$400.00
All Events Rain or Shine			
		TOTAL	$400.00

APPROVED
By lihernandez at 10:35 am, Aug 28, 2026

Make all checks payable to **MagnetiX DJ Services.**

Thank you for your business!

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637306

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

Terms	Net 20
Due Date	9/21/2026
PO #	

Bill To	**Ship To**
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246	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 11:07 am, Aug 19, 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 11:23 am, Aug 19, 2026

131295637306

SOUTHEAST FITNESS REPAIR

14476 Duval Place West #206
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com

Invoice

DATE	08/28/2026
INVOICE#	3027
TERMS	NET 30
DUE DATE	09/27/2026

BILL TO

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

SERVICE LOCATION

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

JOB#	DATE	PO/REF#	DESCRIPTION
107787	08/28/2026		

Completion Notes: ~Manufacturer: Precor
~Model Num: TRM 811
~S/N: AGNBL16160058
~issue: workout buttons not working
~Steps taken: took panels off back of console, tested all cables going from consul down to control board still wasn't working.
~Resolution: recomend replacement console

Job Charges	Qty	Rate	Total
Q-PM: Treadmill	3.00	$32.00	$96.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT	2.00	$32.00	$64.00
Q-PM: Recumbent, Upright Bicycle	1.00	$21.00	$21.00
Q-PM: Multi-Station	2.00	$17.00	$34.00
Q-PM: Single-Station	5.00	$12.00	$60.00
Travel <60 miles	1.00	$90.00	$90.00
Job Subtotal			**$365.00**
PM Discount 2025		$25.00	-$25.00
Job Total			**$340.00**

APPROVED
By lihernandez at 9:45 am, Aug 31, 2026

PRE-WORK SIGNATURE

Signed By:

POST-WORK SIGNATURE

08/28/2026 11:16 am

Signed By: Lina

CUSTOMER MESSAGE

Invoice Total:	**$340.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$340.00**

RECEIVED
By Tara Lee at 10:40 am, Aug 31, 2026

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: September-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 2:50 pm, Aug 25, 2026

Wynnfield Lakes

Resident Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: September-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 2:50 pm, Aug 25, 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: August 25, 2026 Invoice No.: 3656

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

Event Info & Venue:
Oct 14, 2026 - Wednesday, 11:00am to 2:00pm
Wynnfield Lakes
12319 Wynnfield Lakes Drive Jacksonville, FL, 32246

Services:

Item	*Rate*
Balloon Entertainment 3hrs	$500.00

Amount Due:

	Total:	**$500.00**

APPROVED
By lihernandez at 11:36 am, Aug 26, 2026

Terms

- Balance is due by Sep 30, 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!

ID: 3656

RECEIVED
By Tara Lee at 3:24 pm, Aug 26, 2026

Vesta

Invoice

Invoice #	434304
Date	09/01/2026
Terms	Net 30
Due Date	10/01/2026
Memo	Monthly Fees

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

Bill To

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

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 1:06 pm, Aug 31, 2026

Art-Z-Faces

Painting The World, One Face At A Time!

1760 Shadowood Lane, Suite 402
Jacksonville, FL 32207

Performance Agreement

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

Lina Hernandez
Wynnfield Lakes CDD ("Client")
12319 Wynnfield Lakes Dr Jacksonville, FL 32246
(904) 885-8832
Email: Lihernandez@vestapropertyservices.com Web:

Art-Z-Faces will provide services at the following time and location:

Oct 17, 2026 - Saturday, 11:00am to 2:00pm
12319 Wynnfield Lakes Dr, in Jacksonville, FL 32246

Art-Z-Faces will provide:

Item	*Qty/Hours*	*Rate*	*Subtotal*
Face Painter	3.00	$175.00	$525.00

Notes:

APPROVED
By lihernandez at 10:10 am, Sep 01, 2026

Fee Info:
Client will provide a total of $525.00. A non-refundable deposit of $250.00 (to secure the date) is due by September 1, 2026, the balance is due by Oct 17, 2026 and paid through this event link. Please DO NOT pay the artist directly.

Payment Summary

Total: $525.00

Please read notes & conditions before signing off this contract.

Notes & Conditions Of This Agreement:

- Art-Z-Faces Entertainment will provide professional grade supplies and materials, and all tools & equipment necessary to provide these services.

- CLIENT RESPONSIBILITIES: Client is responsible for providing a WELL LIT 6' by 6' level working area with tables, chairs. For an OUTDOOR event the client agrees to provide the artist with adequate shelter from the sun/wind/rain. The client understands that trees do not provide adequate shelter from the elements.

- CONTRACT DURATION: Your artist will arrive approximately 20 minutes prior to the start time indicated on the contract. The Clock starts to run at the time indicated on the contract. Please be prepared for your artist when they arrive so that no time is wasted. Your artist will stop painting at the time indicated on the contract unless extra time blocks have been agreed upon. * Be sure that you book enough time to have all of your guests painted to avoid disappointment or you will have unhappy guests! * Additional blocks of time may be purchased the day of your event IF our schedule allows it but please keep in mind that our calendar is unpredictable so if you think you will need more time it is best to book it now.

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

- CANCELLATION: All events are "RAIN OR SHINE" unless otherwise noted in contract. The client is responsible for providing an alternate indoor location in the event of inclement weather. The client agrees to pay the full amount contracted once the Provider has arrived at the event location, even if Provider cannot perform due to inclement weather.
* Cancellation of the engagement by the client for any reason shall forfeit the deposit.
*Cancellation: payment of the full amount of contract is due to the provider unless notice of cancellation is made a minimum of 7 days prior to the event date.
* Rescheduling: if the client needs to reschedule the event the client will need to pay another deposit.
* If the Provider or the client must cancel the engagement due to an Act of God, "Force Majeure", riot, strike, epidemic, or by the order of any public authority, this contract shall become null and void, all deposit and balance payments shall be refunded, and both parties shall have no further legal recourse against each other.
* Art-Z-Faces,Inc reserves the right to withdraw from an event due to unforeseen circumstances, such as accident or emergency, illness, or extreme weather conditions. In the rare event that the provider has to cancel this agreement any monies paid to the provider shall be refunded to the client within 3 business days.

- PAYMENT: Deposit is due within 3 days of booking your event, to reserve your requested date and time. Artists will not be booked without an approved agreement AND deposit. All deposits are non-refundable unless otherwise indicated in contract. * Balance is payable to Art-Z-Faces,Inc within 24 hours of event completion.
* PayPal 48 hrs prior to the event artzfacesjax@gmail.com
* Credit Card 48 hrs prior to the event via phone
* Checks/Money Orders must be received prior to the event
* No Personal Checks will be accepted unless otherwise discussed
* ARTIST IS NOT PERMITTED TO RECEIVE BALANCE DUE, unless otherwise agreed upon.

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

As agreed

	Sep 1, 2026		
Whitney Myers, Owner/Primary Artist Art-Z-Faces, Inc	Date	Lina Hernandez Wynnfield Lakes CDD	Date

ID: 4980

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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

BILL TO	PROPERTY ADDRESS
Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 **Phone:**	Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

APPROVED
By lihernandez at 9:37 am, Sep 01, 2026

INVOICE **379677**
INVOICE DATE 08/27/2026

INVOICE	TERMS
08/27/2026	NET 30

DESCRIPTION	PRICE
08/23/2026: WORK ORDER: 174467 Emergency Repair - Replace a failed 10 HP control box damaged by a lightning strike Scope of Work Replace a failed 10 HP control box that appears to have been damaged by a lightning strike. The replacement was completed by a subcontractor, and the work has already been performed to restore operation of the irrigation system. Replace 10 HP Control Box 1 Total Investment: $2,625.00 Totals are Subject to Rounding.	$2,625.00
INVOICE GRAND TOTAL	**$2,625.00**

RECEIVED
By Tara Lee at 11:11 am, Sep 01, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$2,625.00	379677	08/27/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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 **383052**
INVOICE DATE 08/31/2026

APPROVED
By lihernandez at 8:17 am, Sep 03, 2026

INVOICE	TERMS
08/31/2026	NET 30

DESCRIPTION	PRICE
08/31/2026: WORK ORDER: 172607 Pine Tree Removal Removal and stump grinding of (5) dead Pine trees along berm to the North of the entry to community. Tree debris will be removed and disposed of off-site and stump-grinding will be completed.	$2,500.00
INVOICE GRAND TOTAL	**$2,500.00**

RECEIVED
By Tara Lee at 10:02 am, Sep 03, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$2,500.00	383052	08/31/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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 **382544**
INVOICE DATE 09/01/2026

APPROVED
By lihernandez at 8:19 am, Sep 03, 2026

INVOICE	TERMS
09/01/2026	NET 30

DESCRIPTION	PRICE
SEPTEMBER BILLING Grounds Maintenance Contract	$5,721.00
INVOICE GRAND TOTAL	**$5,721.00**

RECEIVED
By Tara Lee at 10:02 am, Sep 03, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$5,721.00	382544	09/01/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61696637 Inv Date : 9/09/2026
Customer : 25793 Loc : F61
Type . . : CHG-S Route . : 11
PO Number : Acct # : 25793
WO Number : Acct Zip : 32246
Service Visit : 12466508

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
WYNNFIELD LAKES
475 W TOWN PL
SUITE 114
SAINT AUGUSTINE, FL 32092

Serviced:
WYNNFIELD LAKES
12319 WYNNFIELD LAKES DR
JACKSONVILLE, FL 32246

Item	Qty	Description	Unit Price	Net Amount	Tx
INPTT	6	INSP, ELIGHT PUSH TO TEST	30.11	180.66	Y
DISPBAT	1	BATTERY RECYCLE & DISPOSAL	25.87	25.87	Y
IN	2	INSPECTION, EXTINGUISHER ANNUAL	17.37	34.74	Y
EXB64	1	BATTERY, 6V 4 AH	114.64	114.64	Y
EESEAL	2	FLAG SEAL/TAMPER INDICATOR	6.25	12.50	Y
SC	1	Service Charge	175.00	175.00	Y

SUB-TOTAL : 543.41
TAX : .00
TOTAL : 543.41

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

APPROVED
By lihernandez at 10:36 am, Sep 10, 2026

RECEIVED
By Tara Lee at 11:01 am, Sep 10, 2026

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61696637 Inv Date : 9/09/2026
Customer : 25793 Loc : F61
Type . . : CHG-S Route . : 11
PO Number : Acct # : 25793
WO Number : Acct Zip : 32246
Service Visit : 12466508

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
WYNNFIELD LAKES
475 W TOWN PL
SUITE 114
SAINT AUGUSTINE, FL 32092

Serviced:
WYNNFIELD LAKES
12319 WYNNFIELD LAKES DR
JACKSONVILLE, FL 32246

Item	Qty	Description	Unit Price	Net Amount	Tx

****
TO MAKE A PAYMENT: 570.891.0421 (OPTION 1)
FOR BILLING QUESTIONS OR CUSTOMER SERVICE SUPPORT
PHONE: 904.562.7000
EMAIL: ShaylerA@cintas.com
****

FLORIDA PEST CONTROL
A Rentokil Company

PO Box 13848
Reading, PA 19612-3848

PAYMENT REQUESTED FROM:

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

SERVICE INVOICE

Invoice number:
100448596
Due date:
8/1/2026
Total due:
$48.00
Bill To number:
2750388
Invoice date:
7/2/2026

Invoice

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

INVOICE DETAILS

PEST CONTROL MAINTENANCE Wynnfield Lakes Cdd 12319 Wynnfield Lakes Dr Jacksonville , FL ON 7/2/2026	45.00
Environmental, Health and Safety Surcharge Wynnfield Lakes Cdd 12319 Wynnfield Lakes Dr Jacksonville , FL ON 7/2/2026	3.00

RECEIVED
By Tara Lee at 2:06 pm, Sep 10, 2026

APPROVED
By lihernandez at 12:04 pm, Sep 10, 2026

SUBTOTAL: $48.00

TOTAL DUE: **$48.00**

Payment Receipt. Please Return with Payment Remittance

Amount due: $48.00

Payment due: 8/1/2026

To pay by phone call 904-396-5805.

Customer name:
Wynnfield Lakes Cdd
Bill To number:
2750388
Invoice number:
100448596

FLORIDA PEST CONTROL
www.flapest.com

Mail this form with payment to:

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

00275038800000000010044859600000480020260801000 7

LATE PAYMENT FEE INFORMATION

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

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer's standard service fees, to Customer's invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.

FLORIDA PEST CONTROL
A Rentokil Company

PO Box 13848
Reading, PA 19612-3848

PAYMENT REQUESTED FROM:

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

SERVICE INVOICE

Invoice number:
101212040
Due date:
9/9/2026
Total due:
$48.00
Bill To number:
2750388
Invoice date:
8/10/2026

Invoice

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

EFFECTIVE August 5, 2026: NEW EHS SURCHARGE

To allow us to continue operating efficiently in a changing regulatory and safety environment, a new Environmental, Health, and Safety (EHS) Surcharge will be applied to each invoice you receive.

INVOICE DETAILS

PEST CONTROL MAINTENANCE Wynnfield Lakes Cdd 12319 Wynnfield Lakes Dr Jacksonville , FL ON 8/10/2026	45.00
Environmental, Health and Safety Surcharge Wynnfield Lakes Cdd 12319 Wynnfield Lakes Dr Jacksonville , FL ON 8/10/2026	3.00

RECEIVED
By Tara Lee at 2:09 pm, Sep 10, 2026

APPROVED
By lihernandez at 12:05 pm, Sep 10, 2026

SUBTOTAL: $48.00

TOTAL DUE: **$48.00**

Payment Receipt. Please Return with Payment Remittance

Amount due: $48.00

Payment due: 9/9/2026

To pay by phone call 904-396-5805.

Customer name:
Wynnfield Lakes Cdd
Bill To number:
2750388
Invoice number:
101212040

FLORIDA PEST CONTROL
www.flapest.com

Mail this form with payment to:

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

00275038800000000010121204000000480020260909090005

LATE PAYMENT FEE INFORMATION

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

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FLORIDA PEST CONTROL
A Rentokil Company

PO Box 13848
Reading, PA 19612-3848

SERVICE INVOICE

PAYMENT REQUESTED FROM:

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

Invoice number:
103418320
Due date:
10/4/2026
Total due:
$49.44
Bill To number:
2750388
Invoice date:
9/4/2026

Invoice

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

EFFECTIVE August 5, 2026: NEW EHS SURCHARGE

To allow us to continue operating efficiently in a changing regulatory and safety environment, a new Environmental, Health, and Safety (EHS) Surcharge will be applied to each invoice you receive.

INVOICE DETAILS

PEST CONTROL MAINTENANCE Wynnfield Lakes Cdd 12319 Wynnfield Lakes Dr Jacksonville , FL ON 9/4/2026	45.00
Environmental, Health and Safety Surcharge Wynnfield Lakes Cdd 12319 Wynnfield Lakes Dr Jacksonville , FL ON 9/4/2026	4.44

APPROVED
By lihernandez at 12:06 pm, Sep 10, 2026

SUBTOTAL: $49.44

TOTAL DUE: **$49.44**

RECEIVED
By Tara Lee at 2:10 pm, Sep 10, 2026

Payment Receipt. Please Return with Payment Remittance

Amount due: $49.44

Payment due: 10/4/2026

To pay by phone call 904-396-5805.

Customer name:
Wynnfield Lakes Cdd
Bill To number:
2750388
Invoice number:
103418320

FLORIDA PEST CONTROL
www.flapest.com

Mail this form with payment to:

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

0027503880000000001034183200000049442026100400008

LATE PAYMENT FEE INFORMATION

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

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer's standard service fees, to Customer's invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.

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

Invoice

Invoice #: 590
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		4,618.67	4,618.67
Information Technology - September 2026		150.00	150.00
Website Maintenance - September 2026		83.33	83.33
Dissemination Agent Services -September 2026		97.25	97.25
Office Supplies		0.42	0.42
Postage		64.28	64.28
Copies		53.70	53.70
Telephone		16.32	16.32

Total	$5,083.97
Payments/Credits	$0.00
Balance Due	$5,083.97

RECEIVED
By Tara Lee at 11:15 am, Sep 08, 2026

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI296776
Invoice Date: 9/1/2026

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 9/1/2026
Due Date 10/1/2026
Terms Net 30

Customer ID 12907
P.O. Number
P.O. Date 9/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2026 - 9/30/2026 Lake 1 Lake 2 Lake 3 Lake 4 Lake 5 Lake 6 Lake Front Lake-ALL Fountain 1 Fountain 2 Fountain 3		1	1	772.00	772.00

APPROVED
By lihernandez at 4:56 pm, Sep 02, 2026

RECEIVED
By Tara Lee at 10:02 am, Sep 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**

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St.Augustine, FL 32092

U.S. MULCHING
Jacksonville

INVOICE

Lina Hernandez
General Manager

RECEIVED
By Tara Lee at 1:17 pm, Sep 09, 2026

DATE September 9, 2026
Invoice # 4227
TERMS 20 Days

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

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
60	Install Certified playground Wynnfield Lakes Drive	$55.00	$3,300.00
		SUBTOTAL	3,300.00
		TAX	0.00
			$3,300.00
			PAY THIS AMOUNT

APPROVED
By lihernandez at 1:04 pm, Sep 09, 2026

DIRECT ALL INQUIRIES TO:
Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

MAKE ALL CHECKS PAYABLE TO:
U.S. Mulching

THANK YOU FOR YOUR BUSINESS!

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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

BILL TO	PROPERTY ADDRESS
Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 **Phone:**	Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

INVOICE **383330**
INVOICE DATE 09/14/2026

APPROVED
By lihernandez at 10:18 am, Sep 15, 2026

INVOICE	TERMS
09/14/2026	NET 30

DESCRIPTION	PRICE
09/06/2026: WORK ORDER: 175752 August 2026 Irrigation Repairs	$256.00
INVOICE GRAND TOTAL	**$256.00**

RECEIVED
By Tara Lee at 10:24 am, Sep 15, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$256.00	383330	09/14/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 17, 2026
Date

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

Serial # 26-05781D **PO/File #**

$117.50
Payment Due

Board of Supervisors Meeting Dates; Fiscal Year 2026/2027

$117.50
Publication Fee

Wynnfield Lakes Community Development District

Amount Paid

Case Number

Publication Dates 9/17

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.

If your payment is being mailed, please reference Serial # 26-05781D on your check or remittance advice.

RECEIVED
By Tara Lee at 9:06 am, Sep 18, 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.

BOARD OF SUPERVISORS MEETING DATES WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027

The Board of Supervisors of the Wynnfield Lakes Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224, on the third Wednesday of the following months at 6:00 p.m., unless otherwise indicated as follows:

November 18, 2026
January 20, 2027
March 24, 2027
(*Fourth Wednesday)
May 19, 2027
(FY27 Budget Approval Meeting)
July 21, 2027
(*FY27 Budget Adoption Meeting)
September 15, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, by calling (904) 940-5850, or on the District's website, www.WynnfieldLakesCDD.net.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
Sep. 17 00 (26-05781D)

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15947
Date: 09/14/2026
Due On: 10/14/2026

RECEIVED
By Tara Lee at 10:44 am, Sep 15, 2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$670.00	) - (	$0.00	) =	**$670.00**

WYNNLK-01

Wynnfield Lakes CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	08/03/2026	Prepare revisions to updated disclosure of public financing and send for signatures.	0.60	$355.00	-	$213.00
Service	MGH	08/03/2026	Review, revise and transmit short-form agreement with Big Z for pool filter repairs.	0.20	$300.00	-	$60.00
Service	CD	08/04/2026	Download recorded Amended and Restated Disclosure of Public Finance and email to District Staff and District Manager	0.30	$195.00	-	$58.50
Service	LG	08/11/2026	Research auditor selection requirements and advise regarding same.	0.30	$355.00	-	$106.50
Service	MB	08/18/2026	Research application of HB 967 (electronic	0.10	$300.00	-	$30.00

			payments).				
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$355.00	-	$35.50
Service	MGH	08/20/2026	Review draft agenda for upcoming Board meeting and identify legal follow-up items needed.	0.20	$300.00	-	$60.00
Service	LG	08/21/2026	Review draft agenda.	0.20	$355.00	100.0%	$0.00
Service	LG	08/24/2026	Attend agenda planning call.	0.30	$355.00	-	$106.50
Service	MGH	08/24/2026	Prepare for and attend agenda planning call with District staff; analyze legal follow-up and procedural matters following same.	0.40	$300.00	100.0%	$0.00
					Line Item Discount Subtotal		**-$191.00**
						Total	**$670.00**

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

Please pay within 30 days.

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: UC21997

Invoice Date:	9/17/2026
Due Date:	10/17/2026
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, September 16, 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			

RECEIVED
By Tara Lee at 9:11 am, Sep 18, 2026

Room Charge	$200.00
UC - Audiovisual	$100.00
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.

Bookings / Details	Quantity	Price	Amount

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.: 26-185
Terms: Net 30
Invoice date: 08/11/2026
Due date: 09/10/2026

RECEIVED
By Tara Lee at 1:18 pm, Sep 22, 2026

APPROVED
By lihernandez at 11:04 am, Sep 22, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/01/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48	$27.00	$1,296.00
2.	08/08/2026	**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

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.: 26-195
Terms: Net 30
Invoice date: 08/25/2026
Due date: 09/24/2026

RECEIVED
By Tara Lee at 1:19 pm, Sep 22, 2026

APPROVED
By lihernandez at 11:09 am, Sep 22, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/15/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.6	$27.00	$1,312.20
2.	08/22/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.6	$27.00	$1,312.20

Total **$2,624.40**

Ways to pay

View and pay

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

RECEIVED
By Tara Lee at 1:19 pm, Sep 22, 2026

APPROVED
By lihernandez at 11:24 am, Sep 22, 2026

Invoice details
Invoice no.: 26-209
Terms: Net 30
Invoice date: 09/14/2026
Due date: 10/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/29/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.4	$27.00	$1,306.80
2.	09/05/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.6	$27.00	$1,312.20

Total **$2,619.00**

Ways to pay

View and pay

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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

BILL TO	PROPERTY ADDRESS
Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 **Phone:**	Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

INVOICE **383627**
INVOICE DATE 09/22/2026

APPROVED
By lihernandez at 3:09 pm, Sep 23, 2026

INVOICE	TERMS
09/22/2026	NET 30

DESCRIPTION	PRICE
09/13/2026: WORK ORDER: 174900 July 2026 Irrigation Repairs Proposal	$619.00
INVOICE GRAND TOTAL	**$619.00**

RECEIVED
By Tara Lee at 3:13 pm, Sep 23, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$619.00	383627	09/22/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

INVOICE

egis Insurance & Risk Advisors

Customer	Wynnfield Lakes Community Development District
Acct #	298
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 23,846.00
Payment Amount	
Payment for:	Invoice#34228
100126556	

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

Thank You

Please detach and return with payment

Customer: Wynnfield Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
34228	10/01/2026	Renew policy	Policy #100126556 10/01/2026-10/01/2027 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO - Renew policy Due Date: 9/17/2026	23,846.00

RECEIVED
SEP 22 2026
BY

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
By Tara Lee at 11:20 am, Sep 23, 2026

Total
$ 23,846.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
[redacted]

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/17/2026

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.: 180-0926
Invoice date: 09/25/2026
Due date: 10/25/2026

APPROVED
By lihernandez at 12:44 pm, Sep 24, 2026

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

Total **$1,200.00**

Ways to pay

BANK

View and pay

RECEIVED
By Tara Lee at 1:33 pm, Sep 24, 2026

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Wynnfield Lakes Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice No. *30058*
Date *09/28/2026*

SERVICE	AMOUNT
Project: Arbitrage - Series 2014 7/31/26 - FINAL	
Arbitrage Services	
Arbitrage	$ 550.00
Subtotal:	550.00
Total	550.00
Current Amount Due	$ 550.00

RECEIVED
By Tara Lee at 10:36 am, Sep 28, 2026

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
550.00	0.00	0.00	0.00	0.00	550.00

Payment due upon receipt.

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
WYNNFIELD LAKES - CAP RESERVE
BANK B WYNNFIELD - CAPITAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/28/26	00005	2/19/26	11161	202609	600	53800-60000				*	3,570.00		
			FNL RPL ADA TXFER STATION										
									SOUTHERN RECREATION			3,570.00	000084

TOTAL FOR BANK B 3,570.00

TOTAL FOR REGISTER 3,570.00

Southern Recreation, Inc.
4060 Edison Avenue
Jacksonville, Florida 32254
(O) 904-387-4390 • (F) 904-387-4391
www.southernrecreation.com

Established 1985

Invoice

DATE	INVOICE#
2/19/2026	11161

BILL TO:

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

SHIP TO:

Wynnfield Lakes
12319 Wynnfield Lakes Dr.
Jacksonville, FL 32246
Job: Wynnfield Lakes

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
9893	50% Deposit Required	TAR	2/19/2026			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	E052331	SRP Replacement ADA Transfer Station	5,495.00	5,495.00
	FRT	Freight Charges	895.00	895.00
	INST	Installation	750.00	750.00

APPROVED
By lihernandez at 12:25 pm, Sep 24, 2026

034.600.53800.60000 final repl ada tranfer station
$3,570

RECEIVED
By Tara Lee at 1:31 pm, Sep 24, 2026

50% Deposit Required Upon Acceptance, Balance Due on Completion

TOTAL $7,140.00



Tiziana Cessna

From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Wednesday, May 27, 2026 12:45 PM
To: Daniel Laughlin; Tiziana Cessna
Subject: FW: Southern Recreation
Attachments: IMG_6700.jpeg; Wynnfield Lakes 2026.pdf; CHK-INV ck 000083 02-18-26 .pdf

Good afternoon,

The ADA station was installed on April 1st. After the installation, I contacted the vendor because there were some paint touch-ups that needed to be completed, and I also noticed a corner of the structure that appears to be slightly torn (see attached picture).
The paint touch-ups were completed last week on the 20th, and the technician advised that Southern Recreation has ordered the replacement part for the torn section of the structure and will be replacing it once it arrives.
We will hold the remaining 50% payment until this is fully completed.

Thank you!!

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Lina Hernandez
General Manager
P. 904.565.9385

Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

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From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Thursday, April 16, 2026 12:27 PM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: RE: Southern Recreation

External Sender - From: (Tiziana Cessna <TCessna@gmssf.com>)
This message came from outside your organization.

We paid this back in February

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

GMS

From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Thursday, April 16, 2026 12:08 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: FW: Southern Recreation

Hi Tiziana,
Have you sent the other 50% of this invoice?

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Lina Hernandez
General Manager
P. 904.565.9385

Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

TOP WORK PLACES

FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

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From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Thursday, February 19, 2026 4:07 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: RE: Southern Recreation

Hi Tiziana,

Please see attached documents from Southern Recreation, I just received the invoice.

Thank you!!

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Lina Hernandez
General Manager
P. 904.565.9385

Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

TOP WORK PLACES

FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

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From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Thursday, February 19, 2026 8:48 AM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: RE: Southern Recreation

Here you go

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

GMS

From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Wednesday, February 18, 2026 9:32 AM

To: Tiziana Cessna <TCessna@gmssf.com>
Subject: RE: Southern Recreation

Awesome!!! Thank you Tiziana!! I requested yesterday the invoice for the 50% but haven't received it. Could you send a copy of the mail sent so I can start the process right away?

Thank you!!

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Lina Hernandez
General Manager
P. 904.565.9385

Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Wednesday, February 18, 2026 8:50 AM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: RE: Southern Recreation

Check is going out today.

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

From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Tuesday, February 17, 2026 11:16 AM

To: Daniel Laughlin <dlaughlin@gmsnf.com>; Tiziana Cessna <TCessna@gmssf.com>
Subject: Southern Recreation

Good morning,

Please approve and process the 50% payment for Southern Recreation. Tiziana, could you please let me know how soon we can send the payment so we can move forward with the playground repair as early as possible?

Thank you!!

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Lina Hernandez
General Manager
P. 904.565.9385

Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

TOP WORK PLACES

FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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

BILL TO	PROPERTY ADDRESS
Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 **Phone:**	Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

INVOICE **386737**
INVOICE DATE 10/01/2026

APPROVED
By lihernandez at 4:36 pm, Oct 01, 2026

INVOICE	TERMS
10/01/2026	NET 30

DESCRIPTION	PRICE
OCTOBER BILLING Grounds Maintenance Contract	$5,721.00
INVOICE GRAND TOTAL	**$5,721.00**

RECEIVED
By Tara Lee at 8:49 am, Oct 02, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$5,721.00	386737	10/01/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

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

RECEIVED
By Tara Lee at 11:23 am, Sep 30, 2026

APPROVED
By lihernandez at 11:12 am, Sep 30, 2026

Invoice details
Invoice no.: 26-217
Terms: Net 30
Invoice date: 09/22/2026
Due date: 10/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/12/2026	**Unarmed Officer**	Hours of Guard Service for the Week	40.5	$27.00	$1,093.50
2.	09/07/2026	**Unarmed Officer**	Holiday Hours Worked for Labor Day	8	$40.50	$324.00
3.	09/19/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.3	$27.00	$1,304.10

Total **$2,721.60**

Ways to pay

View and pay

poolsure
AN AQUASOL COMPANY

Invoice

Date 10/1/2026
Invoice# 131295637843

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

Terms	Net 20
Due Date	10/21/2026
PO #	

Bill To	Ship To
Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246	Wynnfield Lakes CDD 12319 Wynnfield Lakes Jacksonville FL 32246

Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	$857.34

APPROVED
By lihernandez at 11:16 am, Sep 30, 2026

Subtotal	$857.34
Tax	$0.00
Total	$857.34
Amount Paid/Credit Applied	$0.00
Balance Due	$857.34

Click Here to Pay Now

RECEIVED
By Tara Lee at 11:26 am, Sep 30, 2026

131295637843

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI307905
Invoice Date: 10/2/2026

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

APPROVED
By lihernandez at 9:34 am, Oct 05, 2026

Ship Via
Ship Date 10/2/2026
Due Date 11/1/2026
Terms Net 30

Customer ID 12907
P.O. Number
P.O. Date 10/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2026 - 10/31/2026 Lake 1 Lake 2 Lake 3 Lake 4 Lake 5 Lake 6 Lake Front Lake-ALL Fountain 1 Fountain 2 Fountain 3		1	1	772.00	772.00

RECEIVED
By Tara Lee at 10:01 am, Oct 05, 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 Water and Sewer Reimbursement

Recurring Invoice Check Should be Cut by 15th

Month: October-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 2:06 pm, Sep 29, 2026

Wynnfield Lakes

Resident Landscape Maintenance

Recurring Invoice Check Should be Cut by 15th

Month: October-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 2:05 pm, Sep 29, 2026

Vesta

Invoice

Invoice #	434876
Date	10/01/2026
Terms	Net 30
Due Date	10/31/2026
Memo	Monthly Fees

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

Bill To

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

Description	Quantity	Rate	Amount
Field Op Management	1	2,549.64	2,549.64
Amenity Management	1	7,189.20	7,189.20
Facility Attendants	1	1,088.30	1,088.30
General Facility Maintenance	1	1,664.80	1,664.80
Pool Maintenance	1	1,334.55	1,334.55
Janitorial	1	841.28	841.28

Total 14,667.77

RECEIVED
By Tara Lee at 3:49 pm, Sep 30, 2026

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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

BILL TO	PROPERTY ADDRESS
Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 **Phone:**	Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

INVOICE **387511**
INVOICE DATE 10/13/2026

APPROVED
By lihernandez at 11:02 am, Oct 14, 2026

INVOICE	TERMS
10/13/2026	NET 30

DESCRIPTION	PRICE
10/02/2026: WORK ORDER: 168093 Aeration of Bermuda Sports Field 2026 Labor, equipment and material for performing Aeration (recommend two aerations; one in May and a second in August) and topdressing after the second aeration in August. Topdressing will be performed with a topsoil-sand mix to provide nutrients back into the root system of the turfgrass.	$2,169.00
INVOICE GRAND TOTAL	**$2,169.00**

RECEIVED
By Tara Lee at 12:31 pm, Oct 18, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$2,169.00	387511	10/13/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

Eagerton Tree Service, LLC

5393 Roosevelt Blvd Ste 8
Jacksonville, FL 32210
morgan8113@bellsouth.net
www.eagertontree.com

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

Date	Invoice #
10/13/2026	3312

Terms
Net 30

Item	Description	Qty	Rate	Amount
Tree Service	Provide fern relief on (11) specified palms at entry way and pool area -shave ferns as best as possible -haul away debris	1	1,650.00	1,650.00
Tree Service	Remove (2) pine stobs and large hanging limbs behind home -cut stumps flush to grade -haul away debris Remove lower limbs on cypress to provide camera clearance at handicap parking NOTE: Price is based on this work being approved at the same time as the palm trimming project	1	500.00	500.00

APPROVED
By lihernandez at 10:06 am, Oct 19, 2026

RECEIVED
By Tara Lee at 11:03 am, Oct 19, 2026

Phone #
9043188828

Thank you for your business.

Total	$2,150.00
Payments/Credits	$0.00
Balance Due	$2,150.00

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.: 26-227
Terms: Net 30
Invoice date: 10/08/2026
Due date: 11/07/2026

APPROVED
By lihernandez at 10:53 am, Oct 14, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/26/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.7	$27.00	$1,314.90
2.	10/03/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.5	$27.00	$1,309.50

Total **$2,624.40**

Ways to pay

View and pay

RECEIVED
By Tara Lee at 12:29 pm, Oct 18, 2026

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

Invoice

Invoice #: 591
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2026		4,895.75	4,895.75
Information Technology - October 2026		154.50	154.50
Website Maintenance - October 2026		88.33	88.33
Dissemination Agent Services -October 2026		103.08	103.08
Office Supplies		0.81	0.81
Postage		75.71	75.71
Copies		35.25	35.25
Telephone		8.35	8.35

Total	$5,361.78
Payments/Credits	$0.00
Balance Due	$5,361.78

RECEIVED
By Tara Lee at 12:54 pm, Oct 09, 2026

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

Invoice

Invoice #: 592
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		5,623.00	5,623.00

Total	$5,623.00
Payments/Credits	$0.00
Balance Due	$5,623.00

RECEIVED
By Tara Lee at 12:28 pm, Oct 18, 2026

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 16183
Date: 10/08/2026
Due On: 11/07/2026

RECEIVED
By Tara Lee at 1:01 pm, Oct 09, 2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$2,907.50	) - (	$0.00	) =	**$2,907.50**

WYNNLK-01

Wynnfield Lakes CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/03/2026	Review draft agenda and follow up on status of legal action items; provide form of requisition for bond disbursements.	0.60	$355.00	$213.00
Service	LG	09/10/2026	Review agenda package and prepare for Board meeting.	0.80	$355.00	$284.00
Service	LG	09/14/2026	Research conservation status of wetland property.	0.60	$355.00	$213.00
Service	LG	09/15/2026	Research status of real property ownership within district.	0.30	$355.00	$106.50
Service	LG	09/17/2026	Analyze terms of original Vesta agreement and identify necessary statutory updates.	0.30	$355.00	$106.50
Service	GR	09/17/2026	Prepare agreements for pool fiberglass tank repair services, holiday lighting services, wildlife management services agreement with Goose Masters.	2.60	$300.00	$780.00

Service	LG	09/18/2026	Finalize Mosquito Nix agreement, Big Z agreement, and Goose Masters agreement, and human trafficking affidavits for same.	0.70	$355.00	$248.50
Service	GR	09/20/2026	Review current Agreement for Amenity Management Services with Vesta District Services, analyze revision and updates required for approved renewal.	0.40	$300.00	$120.00
Service	GR	09/21/2026	Prepare Agreement for Amenity Management Services.	0.80	$300.00	$240.00
Service	LG	09/22/2026	Coordinate contractor's signature for erosion contract; confirm transcript of final bond issuance documents, confer with Nelson regarding form of agreement for Calm services.	0.50	$355.00	$177.50
Service	CD	09/28/2026	Confer with District Staff regarding status of document preparation post September meeting.	0.10	$195.00	$19.50
Service	MGH	09/29/2026	Review status of amenity management agreement renewal and revised terms from 2021 agreement.	0.20	$300.00	$60.00
Service	LG	09/29/2026	Prepare amendment for new FY27-FY30 pricing; confer with Vesta regarding pricing breakdown.	0.80	$355.00	$284.00
Service	CD	09/29/2026	Email to District Manager regarding Budget Amendment Resolution.	0.10	$195.00	$19.50
Service	LG	09/30/2026	Prepare updates to supervisors regarding annual ethics training requirement and other upcoming dates and deadlines.	0.10	$355.00	$35.50
					Total	**$2,907.50**

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

INVOICE

Invoice # 16184
Date: 10/08/2026
Due On: 11/07/2026

RECEIVED
By Tara Lee at 12:57 pm, Oct 09, 2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$1,956.93	) - (	$0.00	) =	**$1,956.93**

WYNNLK-101

Wynnfield Lakes CDD - Monthly Meeting

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	09/16/2026	Travel to and attend Board meeting.	3.50	$355.00	100.0%	$0.00
Expense	KB	09/16/2026	Travel: Mileage - LG.	91.00	$0.76	-	$69.16
Expense	KB	09/16/2026	Travel: Hotel - LG.	1.00	$76.70	-	$76.70
Expense	KB	09/16/2026	Travel: Meals - LG.	1.00	$11.07	-	$11.07
Service	JK	09/16/2026	Monthly flat fee: Board meeting for September.	1.00	$1,800.00	-	$1,800.00
Service	LG	09/17/2026	Return travel from Board meeting.	1.00	$355.00	100.0%	$0.00
						Line Item Discount Subtotal	**-$1,597.50**
						Total	**$1,956.93**

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

Please pay within 30 days.

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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

BILL TO	PROPERTY ADDRESS
Wynnfield Lakes CDD 12319 Wynnfield Lakes Drive Jacksonville, FL 32246 **Phone:**	Wynnfield Lakes 12319 Wynnfield Lakes Drive Jacksonville, FL 32246

INVOICE **387821**
INVOICE DATE 10/16/2026

APPROVED
By lihernandez at 3:42 pm, Oct 19, 2026

INVOICE	TERMS
10/16/2026	NET 30

DESCRIPTION	PRICE
10/04/2026: WORK ORDER: 178423 September 2026 Irrigation Repairs	$808.00
INVOICE GRAND TOTAL	**$808.00**

RECEIVED
By Tara Lee at 10:28 am, Oct 20, 2026

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10949	$808.00	387821	10/16/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

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.: 26-240
Terms: Net 30
Invoice date: 10/23/2026
Due date: 11/22/2026

APPROVED
By lihernandez at 10:34 am, Oct 26, 2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/10/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.5	$27.00	$1,309.50
2.	10/17/2026	**Unarmed Officer**	Hours of Guard Service for the Week	48.6	$27.00	$1,312.20

Total **$2,621.70**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo affirm

View and pay

RECEIVED
By Tara Lee at 11:38 am, Oct 26, 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.: 180-1026
Invoice date: 10/25/2026
Due date: 11/24/2026

APPROVED
By lihernandez at 3:05 pm, Oct 23, 2026

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

Total **$1,500.00**

Ways to pay

BANK

RECEIVED
By Tara Lee at 3:11 pm, Oct 23, 2026

*** CHECK DATES 09/01/2026 - 10/31/2026 *** WYNNFIELD LAKES - CAP RESERVE
BANK B WYNNFIELD - CAPITAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/28/26	00005	2/19/26	11161	202609	600	53800-60000				*	3,570.00		
			FNL RPL ADA TXFER STATION										
									SOUTHERN RECREATION			3,570.00	000084
10/20/26	00036	10/08/26	41000926	202610	600	53800-60000				*	7,468.51		
			RPLMT-PUMP/MOTOR/STAND										
									BIG Z POOL SERVICE, LLC			7,468.51	000085

TOTAL FOR BANK B 11,038.51

TOTAL FOR REGISTER 11,038.51

Southern Recreation, Inc.
4060 Edison Avenue
Jacksonville, Florida 32254
(O) 904-387-4390 • (F) 904-387-4391
www.southernrecreation.com

Established 1985

Invoice

DATE	INVOICE#
2/19/2026	11161

BILL TO:

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

SHIP TO:

Wynnfield Lakes
12319 Wynnfield Lakes Dr.
Jacksonville, FL 32246
Job: Wynnfield Lakes

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
9893	50% Deposit Required	TAR	2/19/2026			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	E052331	SRP Replacement ADA Transfer Station	5,495.00	5,495.00
	FRT	Freight Charges	895.00	895.00
	INST	Installation	750.00	750.00

APPROVED
By lihernandez at 12:25 pm, Sep 24, 2026

034.600.53800.60000 final repl ada tranfer station
$3,570

RECEIVED
By Tara Lee at 1:31 pm, Sep 24, 2026

50% Deposit Required Upon Acceptance, Balance Due on Completion

TOTAL $7,140.00



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

RECEIVED
By Tara Lee at 11:16 am, Oct 19, 2026

Invoice Number	41000926-E
Date of Issue	10/08/2026
Due Date	10/18/2026
Reference	Wading Pool
Amount Due (USD)	$7,468.51

Description	Rate	Qty	Line Total
RE:: RE: Filter pump for wading pool. Note: this is the recommended repair for replacing the entire pump, motor and stand as the current pne is so rusted and corroded we do not believe we will be able to get the bolts off as they are heavily corroded to be able to install new seals and a motor bracket. Job completed: 10/08/26	$0.00	1	$0.00
Baldour 3ph 5hp 208v Pump Motor	$1,786.49	1	$1,786.49
C Series Seal Kit Complete	$492.50	1	$492.50
CPI 2025 Pump Volute with Motor Bracket and Seal Plate	$897.52	1	$897.52
4x2.5 Pump Stand Epoxy coated steel pump stand	$3,547.26	1	$3,547.26
Plumbing Materials For the discharge side of the pump to replumb	$62.74	1	$62.74
2" Liquid Filled Pressure Gauge	$41.00	1	$41.00
2" Liquid Filled Vacuum Gauge	$41.00	1	$41.00
Labor	$575.00	1	$575.00
Fuel Surcharge	$25.00	1	$25.00

APPROVED
By lihernandez at 10:03 am, Oct 19, 2026

Subtotal	7,468.51
Tax	0.00

Total	7,468.51
Amount Paid	0.00
Amount Due (USD)	$7,468.51

Notes
Job completed: 10/08/26. NET 10. Thank you for your business!

Terms
Standard Invoice Disclosures:
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.