

Wynnmere East Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

www.wynnmereeastcdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Wynnmere East Community Development District, scheduled to be held on **Wednesday, March 5, 2020 at 11:00 a.m. at Southshore Regional Library, Study Room 2, 15816 Beth Shields Way, Ruskin, Florida 33573**. As always, the personal attendance of three Board Members will be required to constitute a quorum.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: **1-844-621-3956**
Access Code: **790 393 986 #**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Resignation from the Board of Supervisors** *(provided under separate cover)*
- 2. **Consideration of the Minutes of the January 8, 2020 Board of Supervisors' Meeting**

Business Matters

3. **Ratification of Payment Authorizations Nos. 137 – 140**
4. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests and Audience Comments
Adjournment



WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING AGENDA
MARCH 5, 2019 AT 11:00 A.M.

SOUTHSHORE REGIONAL LIBRARY
Study Room 2
15816 beth Shields Way
Ruskin, Florida 33573

BOARD OF SUPERVISORS

KELLY EVANS	CHAIRPERSON
LAURA COFFEY	VICE CHAIRPERSON
BEN GAINER	ASSISTANT SECRETARY
MONA LEWIS	ASSISTANT SECRETARY
SHERRON RILES	ASSISTANT SECRETARY

DISTRICT STAFF

DISTRICT MANAGER	JANE GAARLANDT	PFM CONSULTING GROUP LLC
DISTRICT COUNSEL	JOHN VERICKER	STRALEY ROBIN VERICKER
DISTRICT ENGINEER	TODD AMADEN	LANDMARK
JANE GAARLANDT	SECRETARY	

Enclosed is the agenda of the Wynnmere East Community Development District Board of Supervisors ("Board"). Meetings of the Board are open to the public in accordance with Florida law. Agendas can be reviewed by contacting the District Manger's office at (407) 723-5900 at least seven days in advance of the scheduled meeting. Requests for the Board to consider items that are not on this agenda must be submitted in writing with an explanation to the District Manger at least fourteen (14) days prior to the date of the meeting.

Upon establishing a quorum, meetings of the Board are anticipated to begin promptly at 11:00 a.m. at the address listed above, unless proper notice states otherwise. Each meeting will begin by inviting comments from members of the public in attendance, if any. Public comments may address any matter of interest or concern to the District, regardless whether listed for consideration on the meeting's agenda, and will be received by the Board in accordance with the District's Public Comment Policy. Generally, each individual speaker is limited to three (3) minutes of public comment. The Board or District staff is not obligated to respond immediately to comments or concerns expressed during the public comment period.

Following the public comment period, the Board will proceed to address agenda items that require the review and approval of the Board as a normal course of business. As necessary, other business items may appear on the agenda for the Board's discussion and further action by motion or vote of the Supervisors. If the Board elects to consider any business item not previously published on the meeting agenda, the Board will invite public comment regarding the item prior to taking official action.

As a routine matter, the Board will consider financial status updates and may approve financial reports, work authorizations, and other financial business items as appropriate. Staff, including the District Manager, District Counsel, and District Engineer, will report to the Board regarding any pending issues that may be of interest to the District or the Board on a case-by-case basis. Time is reserved at the conclusion of each meeting for the Board Supervisors to express comments or concerns regarding items to be researched, considered or addressed by the Board or Staff. The Board may elect to receive Public Comment prior to adjournment of the meeting at the discretion of the Board Chairman.

Occasionally, certain items for decision by the Board are required by Florida law to be held as a Public Hearing, which will be indicated by a notice published in the local newspaper or mailed directly to impacted persons as the circumstances require. The Board will announce the opening of the Public Hearing on these agenda items and invite public comment on the specific item being considered under the notice of the Public Hearing. Public comment received during the Public Hearing must conform to the District's Public Comment Policy. If needed, the Board may hold an advertised public workshop session to consider a policy or business matter informally with staff or consultants prior to scheduling the item for action on an agenda.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a meeting/hearing/workshop of the Board is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 723-5900. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, which will assist you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop 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 the appeal is to be based.



**Wynnmere East
Community Development District**

Resignations

(under separate cover)

**Wynnmere East
Community Development District**

Minutes

MINUTES OF MEETING

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday, January 8, 2020 at 11:04 a.m.

The Lennar Offices

4600 W Cypress Street,

Tampa, FL 33607

Board Members present at roll call:

Kelly Evans	Board Member
Ben Gainer	Board Member
Mona Lewis	Board Member

Also Present:

Jane Gaarlandt	PFM Group Consulting, LLC	
Dexter Glasgow	PFM Group Consulting, LLC	
Ted Swanson	Swanson & Sons	
Todd Amaden	District Engineer	(via phone)
Jim Malasto	Resident	
Shawn Fitzgerald	Resident	
Renee Lee	Resident	
Fluffy Cazalas	Resident	(joined in progress)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at approximately 11:04 a.m. The Board Members and District staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of Resignations from
the Board of Supervisors**

Ms. Gaarlandt noted that a number of residents, who had expressed interest in serving on the Board, were attending today's meeting asked each potential candidate to give a short introduction.

Ms. Lee, Mr. Fitzgerald, and Mr. Malasto introduced themselves and provided background information.

The District received a letter of resignation from Ms. Riles, who is currently holding Seat 5, which expires in 2023. Ms. Gaarlandt requested the Board to accept the resignation from Ms. Riles.

ON MOTION by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board accepted the resignation of Sharron Riles.

Ms. Gaarlandt called for nominations for Seat 5.

ON MOTION by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board nominated Jim Malasto to Seat 5.

Ms. Gaarlandt administered the oath of office to Mr. Malasto.

The District received a resignation letter from Ms. Coffey, who is currently holding Seat 3.

ON MOTION by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board accepted the resignation of Laura Coffey.

Ms. Gaarlandt called for nominations for Seat 3

ON MOTION by Ms. Lewis, seconded by Mr. Gainer, with all in favor, the Board nominated Renee Lee to Seat 3.

Ms. Gaarlandt administered the oath of office to Ms. Lee.

The District received a resignation letter from Mr. Gainer, who is currently holding Seat 4.

ON MOTION by Ms. Evans, seconded by Mr. Malasto, with all in favor, the Board accepted the resignation of Ben Gainer.

Ms. Gaarlandt called for nominations for Seat 4.

ON MOTION by Ms. Lewis, seconded by Ms. Evans with all in favor, the Board nominated Shawn Fitzgerald to Seat 4.

Ms. Gaarlandt administered the oath of office to Mr. Fitzgerald.

Ms. Evans stated that she is willing to stay on the Board until the Board finds a fifth resident Board Member or a couple more meetings.

Ms. Gaarlandt reviewed the Sunshine Law with the new Board members and reminded them not to 'reply all' to emails. She explained the option for the Form 1 Financial statement. The Board discussed the Supervisor Fee line item in the budget.

Ms. Gaarlandt urged the Board members not to use personal emails as they can become subject to public records requests. Ms. Gaarlandt will provide the information for the District website email addresses to the Board Members. The Board discussed possible meeting locations including the South Shore Regional Library.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-06, Appointing District Officers

Ms. Gaarlandt noted that only Ms. Evans as Chair remains from the current slate of officers and requested a nomination for Vice Chair. The Board discussed the slate of officers.

ON MOTION by Ms. Evans, seconded by Mr. Malasto, with all in favor, the Board approved Resolution 2020-06, Appointing District Officers as follows: Ms. Evans as Chairperson, Mr. Malasto as Vice Chairperson, Ms. Gaarlandt as Secretary, Ms. Walden, Mr. Fitzgerald, Ms. Lewis and Ms. Lee as Assistant Secretaries, Ms. Lane as Treasurer, and Ms. Glasgow as Assistant Treasurer.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
November 7, 2019 Landowners'
Meeting and Board of Supervisors'
Meeting**

The Board reviewed the minutes of the November 7, 2019 Landowners' Meeting.

ON MOTION by Ms. Evans, seconded by Mr. Malasto, with all in favor, the Board approved the Minutes of the November 7, 2019 Landowners' Meeting.

The Board reviewed the minutes of the November 7, 2019 Board of Supervisors' Meeting.

ON MOTION by Ms. Evans, seconded by Mr. Malasto, with all in favor, the Board approved the Minutes of the November 7, 2019 Board of Supervisors' Meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Dog
Park Benches**

Ms. Gaarlandt noted that the benches must be ADA compliant. There was a discussion relative to non-budgeted expenses. Ms. Evans suggested checking the budget and tabling this item and bring it back to the next meeting.

Ms. Lewis stated that lighting is needed at the entrance to the community because there are no streetlights. Mr. Glasgow responded that he will provide information and cost to the Board, however, this might be an item for the next fiscal year due to the cost.

Ms. Lewis asked for the easement agreement to be signed by the homeowner in Phase 1 pertaining to the monument. Mr. Glasgow will provide a copy for Ms. Lewis.

SEVENTH ORDER OF BUSINESS

**Ratification of Payment
Authorizations Nos. 135 – 136**

Ms. Gaarlandt explained that Payment Authorizations Nos. 135 – 136 have previously been approved by the Chair. Ms. Evans explained the Payment Authorization Approval Process.

ON MOTION by Ms. Evans, seconded by Mr. Malasto, with all in favor, the Board ratified Payment Authorizations Nos. 135 – 136.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the financial statements through December 31, 2019. No Board action was required.

Ms. Evans explained any large wish list items would cause an increase in the budget and assessments. Those are decisions that the Board will need to make for the Fiscal Year 2021 Budget.

Mr. Malasto asked if the public has an opportunity to be heard. Ms. Evans explained that every meeting is open to the public and they have several opportunities to speak in each meeting and during public hearings. Mr. Malasto asked how homeowners are made aware of Board of Supervisors Meetings. Ms. Gaarlandt responded that the meeting schedule is required to be noticed in the newspaper. It is also posted on the District website

Mr. Malasto asked for clarification regarding the payment authorizations related to the pond treatment. Mr. Glasgow explained that the initial treatment of heavy spraying in Phase 2 had been completed. Next Friday the vendor is bringing the equipment to remove and clear the lakeside. Mr. Glasgow will let the Board Members know when the vendor is out so they can watch it. Ms. Gaarlandt reminded the Board that they cannot get together and discuss due to the Sunshine law.

Mr. Glasgow noted that District staff will work with Swanson & Son to manage the landscaping and the aquatics team to keep spraying the pond at a less aggressive rate to get it under control.

Mr. Malasto asked Mr. Swanson what areas of Wynnmere he maintains. Mr. Swanson explained the areas maintained in Phase 1 and Phase 2 and clarified that the area by the fence line previously discussed is the responsibility of the individual homeowners.

Ms. Lewis asked about the area on the street side of the fence. Mr. Swanson explained that those areas hold water and approximately 6 months out of the year the area is too wet for his company to maintain. Mr. Glasgow will reach to the pond maintenance to see what they would charge to treat those areas during the wet season.

Mr. Glasgow will investigate whether there is an issue with the neighboring property not maintaining their drainage causing the water to not flow properly.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel – Not Present

District Engineer – Not Present

District Manager – Ms. Gaarlandt noted that at a previous meeting it was requested to turn one of the dog parks into a playground. Mr. Glasgow presented options to the Board and explained that this was another budget item to be considered for the upcoming fiscal year as there were insufficient funds in the current budget for such a major expense.

Mr. Glasgow mentioned that one of the dog stations needs to be moved. Ms. Lewis asked for a garbage can by the mailboxes. District staff will look into getting a trash can.

Mr. Swanson asked about the easement issue at the monument. Ms. Lewis will work with District staff to make contact with the resident.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Evans acknowledged that the Board received Fluffy's Cazalas resume for consideration to be on the Board of Supervisors. The Board went through the appointments earlier in the meeting. District staff is going to schedule the next few meetings and ask her to attend. As soon as the Board is comfortable Ms. Evans will resign from the Board and Ms. Cazalas will be appointed to the Board.

Mr. Malasto asked about the roads once the community is completely built out. Ms. Gaarlandt stated that the roads belong to the County. Ms. Evans responded that the roads will go through a County inspection so the builder can get the maintenance bonds back. A discussion took place.

Ms. Cazalas stated that she would like to see something on the empty lot in Phase 1. Mr. Glasgow replied that he and Ms. Lewis went to look at that space. The District put up a dog station and it serves as overflow parking. The Board discussed the possibility of putting up a basketball court. Multiple discussions took place.

ELEBENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Ms. Evans, seconded by Mr. Malasto, with all in favor, the January 8, 2020 Board of Supervisor's Meeting for the Wynnmere East Community Development District was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**Wynnmere East
Community Development District**

Payment Authorization Nos. 137 – 140

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 137
12/16/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	PFM Group Consulting LLC			
	Dist. Mgmt. Fee Nov 2019	DM-11-2019-0087		\$ 2,500.00
	Website Maint. Fee Nov 2019	DM-11-2019-0088		\$ 100.00
2	Straley Robin Vericker			
	Legal Counsel Nov 2019	17730		\$ 958.00
3	TECO			
	Acct # 211005933836 Svcs 10/31/19 - 12/02/19	--		\$ 19.08
	Acct # 211005934289 Svcs 10/30/19 - 11/26/19	--		\$ 848.41
	Acct # 221001988080 Svcs 10/30/19 - 11/26/19	--		\$ 1,372.65
			\$ -	\$ 5,798.14
TOTAL				\$5,798.14

Board Member

Lubna Sikder

From: Kelly Evans <kelly.evans@lennar.com>
Sent: Wednesday, December 18, 2019 3:42 PM
To: Lubna Sikder
Subject: RE: Wynnmere East CDD PA#137

EXTERNAL EMAIL: Use care with links and attachments.

Approved.

KELLY EVANS
Land Development Manager

O: 813.288.7682 | C: 813.731.7048
4600 W Cypress Street | Suite 200 | Tampa, FL 33607



From: Lubna Sikder [mailto:sikderl@pfm.com]
Sent: Wednesday, December 18, 2019 3:39 PM
To: Kelly Evans <kelly.evans@lennar.com>
Subject: Wynnmere East CDD PA#137

** External email from: sikderl@pfm.com. If suspicious, forward to: NotifySecurity@lennar.com **

Hi Kelly,

Attached is the payment authorization #137 / Wynnmere East CDD for your review and approval.

Please contact me if you have any questions.



Lubna Sikder
District Accountant
PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 - main number // 407.723.5901 - fax
844.736.4233 // 844.PFM.4CDD
sikderl@pfm.com

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 138
1/7/2020

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Business Observer Legal Advertising 12/27/19	19-05784H		\$ 48.13
2	PFM Group Consulting LLC Dissemination Agent Fees Oct-Dec 2019 Dist. Mgmt. Fee Dec 2019 Website Maint. Fee Dec 2019 Postage Oct 2019	DA-12-2019-0036 DM-12-2019-0086 DM-12-2019-0087 OE-EXP-00487		\$ 1,250.00 \$ 2,500.00 \$ 100.00 \$ 4.50
3	SOLitude Lake Management Lake & Pond Mgmt Svcs Dec 2019	PI-A00334382		\$ 161.00
4	Straley Robin Vericker Legal Counsel Dec 2019	17821		\$ 122.00
5	Swanson & Son Inc. Lawn Care Dec 2019	14927		\$ 4,325.00
			\$ -	\$ 8,510.63
TOTAL				\$8,510.63

Board Member

Lubna Sikder

From: Kelly Evans <kelly.evans@lennar.com>
Sent: Wednesday, January 8, 2020 2:00 PM
To: Lubna Sikder
Subject: RE: Wynnmere East CDD PA#138

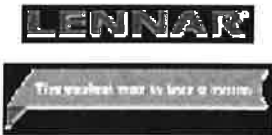
EXTERNAL EMAIL: Use care with links and attachments.

approved

KELLY EVANS

Land Development Manager

O: 813.288.7682 | C: 813.731.7048
4600 W Cypress Street | Suite 200 | Tampa, FL 33607



From: Lubna Sikder [mailto:sikderl@pfm.com]
Sent: Wednesday, January 8, 2020 1:48 PM
To: Kelly Evans <kelly.evans@lennar.com>
Subject: Wynnmere East CDD PA#138

** External email from: sikderl@pfm.com. If suspicious, forward to: NotifySecurity@lennar.com **

Hi Kelly,

Attached is the payment authorization #138 / Wynnmere East CDD for your review and approval.

Please contact me if you have any questions.

Lubna Sikder
District Accountant
PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 - main number // 407.723.5901 - fax
844.736.4233 // 844.PFM.4CDD
sikderl@pfm.com



**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 139

1/22/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Board Member Fees Meeting Jan 8, 2020		
	Mona Lewis	--	\$ 200.00
	Shawn Fitzgerald	--	\$ 200.00
	Renee Lee	--	\$ 200.00
	Jim Malesto	--	\$ 200.00
2	Swanson & Son Inc.		
	Lawn Care Jan 2020	14984	\$ 4,325.00
3	TECO		
	Acct # 211005933836 Svcs 12/03/19 - 12/31/19	--	\$ 17.74
	Acct # 211005934289 Svcs 11/27/19 - 12/30/19	--	\$ 794.76
	Acct # 221001988080 Svcs 11/27/19 - 12/30/19	--	\$ 1,335.50
			\$ 7,273.00
TOTAL			\$7,273.00

Board Member

Lubna Sikder

From: Kelly Evans <kelly.evans@lennar.com>
Sent: Monday, January 27, 2020 2:43 PM
To: Lubna Sikder
Subject: RE: Wynnmere East CDD PA#139

EXTERNAL EMAIL: Use care with links and attachments.

Approved. Thanks

KELLY EVANS

Land Development Manager

O: 813.288.7682 | C: 813.731.7048
4600 W Cypress Street | Suite 200 | Tampa, FL 33607



From: Lubna Sikder [mailto:sikderl@pfm.com]
Sent: Monday, January 27, 2020 2:41 PM
To: Kelly Evans <kelly.evans@lennar.com>
Subject: Wynnmere East CDD PA#139

** External email from: sikderl@pfm.com. If suspicious, forward to: NotifySecurity@lennar.com **

Hi Kelly,

Attached is the payment authorization #139 / Wynnmere East CDD for your review and approval.

Please contact me if you have any questions.

Lubna Sikder
District Accountant
PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 - main number // 407.723.5901 - fax
844.736.4233 // 844.PFM.4CDD
sikderl@pfm.com



**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 140
2/13/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	PFM Group Consulting LLC		
	Dist. Mgmt. Fee Jan 2020	DM-01-2020-0086	\$ 2,500.00
	Website Maint. Fee Jan 2020	DM-01-2020-0087	\$ 100.00
	Postage/FedEx Nov 2019	OE-EXP-00593	\$ 16.59
	Postage Dec 2019	OE-EXP-00650	\$ 3.00
2	SOLitude Lake Management		
	Lake & Pond Mgmt Svcs Dec 2019	PI-A00329394	\$ 112.00
	Lake & Pond Mgmt Svcs Jan 2020	PI-A00343693	\$ 308.00
3	Straley Robin Vericker		
	Legal Counsel Jan 2020	17946	\$ 365.00
			\$ 3,404.59
TOTAL			\$3,404.59

Board Member

Lubna Sikder

From: Kelly Evans <kelly.evans@lennar.com>
Sent: Tuesday, February 25, 2020 9:22 AM
To: Lubna Sikder
Subject: RE: Wynnmere East CDD PA#140

EXTERNAL EMAIL: Use care with links and attachments.

Approved.

KELLY EVANS
Land Development Manager

O: 813.288.7682 | C: 813.731.7048
4600 W Cypress Street | Suite 200 | Tampa, FL 33607



From: Lubna Sikder [mailto:sikderl@pfm.com]
Sent: Tuesday, February 25, 2020 9:03 AM
To: Kelly Evans <kelly.evans@lennar.com>
Subject: FW: Wynnmere East CDD PA#140
Importance: High

**** External email from: sikderl@pfm.com. If suspicious, forward to: NotifySecurity@lennar.com ****

Good morning Kelly,

I hope you are doing great! I am just following up with the below request.

Lubna Sikder
District Accountant
PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 - main number // 407.723.5901 - fax
844.736.4233 // 844.PFM.4CDD
sikderl@pfm.com

From: Lubna Sikder
Sent: Thursday, February 13, 2020 2:14 PM
To: 'Kelly Evans' <kelly.evans@lennar.com>
Subject: Wynnmere East CDD PA#140

Hi Kelly,

Attached is the payment authorization #140 / Wynnmere East CDD for your review and approval.

Please contact me if you have any questions.

Lubna Sikder
District Accountant
PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 - main number // 407.723.5901 - fax
844.736.4233 // 844.PFM.4CDD
sikderl@pfm.com

**Wynnmere East
Community Development District**

Monthly Financials

Wynnmere East CDD
 Budget to Actual
 For the Month Ending 01/31/2020

	Actual	Year To Date Budget	Variance	FY 2020 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 192,212.80	\$ 64,050.00	\$ 128,162.80	\$ 192,150.00
Net Revenues	\$ 192,212.80	\$ 64,050.00	\$ 128,162.80	\$ 192,150.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 600.00	\$ 1,333.32	\$ (733.32)	\$ 4,000.00
D&O Insurance	2,652.00	948.68	1,703.32	2,846.00
Trustee Services	1,858.69	1,333.32	525.37	4,000.00
District Management	7,500.00	10,000.00	(2,500.00)	30,000.00
Engineering	245.00	2,000.00	(1,755.00)	6,000.00
Dissemination Agent	1,250.00	1,666.68	(416.68)	5,000.00
District Counsel	1,080.00	3,333.32	(2,253.32)	10,000.00
Assessment Administration	5,000.00	1,666.68	3,333.32	5,000.00
Reamortization Schedule	-	83.32	(83.32)	250.00
Audit	-	1,666.68	(1,666.68)	5,000.00
Travel and Per Diem	-	119.32	(119.32)	358.00
Telephone	-	16.68	(16.68)	50.00
Postage & Shipping	4.50	33.32	(28.82)	100.00
Copies	-	33.32	(33.32)	100.00
Legal Advertising	258.13	500.00	(241.87)	1,500.00
Bank Fees	-	100.00	(100.00)	300.00
Miscellaneous	-	333.36	(333.36)	1,000.00
Contingency	-	2,844.68	(2,844.68)	8,534.00
General Reserve	-	3,050.00	(3,050.00)	9,150.00
Office Supplies	-	83.32	(83.32)	250.00
Web Site Maintenance	300.00	800.00	(500.00)	2,400.00
Dues, Licenses, and Fees	175.00	66.68	108.32	200.00
Electric	6,633.54	9,333.32	(2,699.78)	28,000.00
Aquatic Contract	1,046.00	1,000.00	46.00	3,000.00
General Insurance	3,242.00	1,159.68	2,082.32	3,479.00
Property & Casualty	94.00	44.32	49.68	133.00
Landscaping Maintenance & Material	17,300.00	19,333.32	(2,033.32)	58,000.00
Flower & Plant Replacement	-	1,166.68	(1,166.68)	3,500.00
Total General & Administrative Expenses	\$ 49,238.86	\$ 64,050.00	\$ (14,811.14)	\$ 192,150.00
Total Expenses	\$ 49,238.86	\$ 64,050.00	\$ (14,811.14)	\$ 192,150.00
Income (Loss) from Operations	\$ 142,973.94	\$ -	\$ 142,973.94	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 109.87	\$ -	\$ 109.87	\$ -
Total Other Income (Expense)	\$ 109.87	\$ -	\$ 109.87	\$ -
Net Income (Loss)	\$ 143,083.81	\$ -	\$ 143,083.81	\$ -

Wynnmere East CDD
Statement of Activities
As of 1/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$192,212.80				\$192,212.80
Inter-Fund Transfers In	(0.01)				(0.01)
On-Roll Assessments		\$383,547.11			383,547.11
Inter-Fund Group Transfers In		0.01			0.01
Total Revenues	<u>\$192,212.79</u>	<u>\$383,547.12</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$575,759.91</u>
<u>Expenses</u>					
Supervisor Fees	\$600.00				\$600.00
D&O Insurance	2,652.00				2,652.00
Trustee Services	1,858.69				1,858.69
District Management	7,500.00				7,500.00
Engineering	245.00				245.00
Dissemination Agent	1,250.00				1,250.00
District Counsel	1,080.00				1,080.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	4.50				4.50
Legal Advertising	258.13				258.13
Web Site Maintenance	300.00				300.00
Dues, Licenses, and Fees	175.00				175.00
Electric	6,633.54				6,633.54
Aquatic Contract	1,046.00				1,046.00
General Insurance	3,242.00				3,242.00
Property & Casualty	94.00				94.00
Landscaping Maintenance & Material	17,300.00				17,300.00
Interest Payments		\$142,146.88			142,146.88
Total Expenses	<u>\$49,238.86</u>	<u>\$142,146.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$191,385.74</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$109.87				\$109.87
Interest Income		\$916.78			916.78
Interest Income			\$0.10		0.10
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$109.87</u>	<u>\$916.78</u>	<u>\$0.10</u>	<u>\$0.00</u>	<u>\$1,026.75</u>
Change In Net Assets	\$143,083.80	\$242,317.02	\$0.10	\$0.00	\$385,400.92
Net Assets At Beginning Of Year	\$100,612.35	\$362,188.33	\$28.22	\$0.00	\$462,828.90
Net Assets At End Of Year	<u>\$243,696.15</u>	<u>\$604,505.35</u>	<u>\$28.32</u>	<u>\$0.00</u>	<u>\$848,229.82</u>

Wynnmere East CDD
Statement of Financial Position
As of 1/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$613,179.75				\$613,179.75
Deposits	2,825.00				2,825.00
Due From Other Funds		\$372,308.60			372,308.60
Debt Service Reserve Series 2016		193,412.50			193,412.50
Revenue Series 2016		38,063.30			38,063.30
Prepayment Series 2016		720.95			720.95
Acquisition/Construction Series 2016			\$28.32		28.32
Total Current Assets	<u>\$616,004.75</u>	<u>\$604,505.35</u>	<u>\$28.32</u>	<u>\$0.00</u>	<u>\$1,220,538.42</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$232,196.75	\$220,729.25
Amount To Be Provided				5,187,803.25	5,199,270.75
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,420,000.00</u>	<u>\$5,420,000.00</u>
Total Assets	<u><u>\$616,004.75</u></u>	<u><u>\$604,505.35</u></u>	<u><u>\$28.32</u></u>	<u><u>\$5,420,000.00</u></u>	<u><u>\$6,640,538.42</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Due To Other Funds	\$372,308.60				\$372,308.60
Total Current Liabilities	<u>\$372,308.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$372,308.60</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$5,420,000.00	\$5,420,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,420,000.00</u>	<u>\$5,420,000.00</u>
Total Liabilities	<u><u>\$372,308.60</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,420,000.00</u></u>	<u><u>\$5,792,308.60</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$6,961.00)				(\$6,961.00)
Current Year Net Assets, Unrestricted	(0.01)				(0.01)
Net Assets - General Government	107,573.35				107,573.35
Current Year Net Assets - General Government	143,083.81				143,083.81
Net Assets, Unrestricted		\$362,188.33			362,188.33
Current Year Net Assets, Unrestricted		242,317.02			242,317.02
Net Assets, Unrestricted			\$28.22		28.22
Current Year Net Assets, Unrestricted			0.10		0.10
Total Net Assets	<u><u>\$243,696.15</u></u>	<u><u>\$604,505.35</u></u>	<u><u>\$28.32</u></u>	<u><u>\$0.00</u></u>	<u><u>\$848,229.82</u></u>
Total Liabilities and Net Assets	<u><u>\$616,004.75</u></u>	<u><u>\$604,505.35</u></u>	<u><u>\$28.32</u></u>	<u><u>\$5,420,000.00</u></u>	<u><u>\$6,640,538.42</u></u>