

# Wynnmere East Community Development District

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

[www.wynnmereeastcdd.com](http://www.wynnmereeastcdd.com)

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The following is the proposed agenda for the Board of Supervisors' Meeting for the Wynnmere East Community Development District, scheduled to be held on **Thursday, July 9, 2020 at 11:00 a.m. via conference call due to the COVID-19 Executive Order 20-150**. Attached to this Agenda is a copy of the Executive Order 20-150

. **The attendance of three Board Members is required to constitute a quorum.**

To attend the meeting, please use the below conference call information:

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 the Minutes of the May 7, 2020 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2020-09, Setting an Annual Meeting Schedule for Fiscal Year 2020/2021**

### **Business Matters**

3. **Public Hearing on the Adoption of the District's Fiscal Year 2020-2021 Budget**
  - Public Comments and Testimony
  - Board Comments
  - A. **Consideration of Resolution 2020-10, Adopting a Fiscal Year 2020-2021 Budget and Appropriating Funds**
  - B. **Consideration of Resolution 2020-11, Adopting an Assessment Roll for Fiscal Year 2020-2021 and Certifying Special Assessments for Collection**
4. **Consideration of PFM Fee Increase Letter**
5. **Consideration of First Amendment to Agreement for District Management Services** (provided under separate cover)
6. **Consideration of First Amendment to Agreement between the District and VGlobalTech for Website Services** (provided under separate cover)
7. **Consideration of the Fiscal Year 2019 Audited Financial Report**
8. **Ratification of Payment Authorizations Nos. 143-144**
9. **Review of Monthly Financials**



**Other Business**

**Staff Reports**

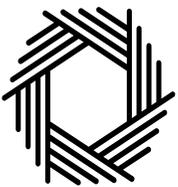
District Counsel

District Engineer

District Manager

**Supervisor Requests and Audience Comments**

**Adjournment**



**pfm**

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR

### EXECUTIVE ORDER NUMBER 20-150

(Emergency Management – COVID-19 – Local Government Public Meetings)

WHEREAS, Executive Order 20-69, as extended by Executive Order 20-112, Executive Order 20-123 and Executive Order 20-139, expires on June 30, 2020, unless extended.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby extend Executive Order 20-69, as extended by Executive Orders 20-121, 20-123 and 20-139, until 12:01 a.m. on August 1, 2020.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 23rd day of June, 2020.

A large, stylized handwritten signature in black ink, appearing to read "Ron DeSantis".  
\_\_\_\_\_  
RON DESANTIS, GOVERNOR

ATTEST:

A handwritten signature in black ink, appearing to read "Laurel M. Lee".  
\_\_\_\_\_  
SECRETARY OF STATE

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

2020 JUN 23 PM 5:54

FILED

**Wynnmere East  
Community Development District**

**Minutes**

**MINUTES OF MEETING**

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING**

**Thursday, May 7, 2020 at 11:05 a.m.**

**via conference call due to COVID-19 Executive Order 20-69.**

Board Members present at roll call:

Fluffy Cazalas	Board Member	(via phone)
Mona Lewis	Board Member	(via phone)
Renee Lee	Board Member	(via phone)
Jim Malasto	Board Member	(via phone)

Also Present:

Jane Gaarlandt	PFM Group Consulting, LLC	(via phone)
Christina Hanna	PFM Group Consulting, LLC	(via phone)
Lubna Sikder	PFM Group Consulting, LLC	(via phone)
Dexter Glasgow	PFM Group Consulting, LLC	(via phone)
Tod Amaden	District Engineer	(via phone)
Kristin Schalter	Straley Robin Vericker	(via phone)
Ted Swanson	Swanson & Sons	(via phone)

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at approximately 11:05 a.m. The Board Members and District staff in attendance via phone are outlined above.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Lewis spoke to Ms. Gaarlandt and sent a message to Ms. Hanna and Mr. Glasgow about the park. The fence needs to be fixed it is a danger. Ms. Lewis commented on the dog park. Ms. Gaarlandt stated Mr. Glasgow or Mr. T. Swanson will address this during the staff reports.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the March 5,  
2020 Board of Supervisors' Meeting**

The Board reviewed the minutes of the March 5, 2020 Board of Supervisors' Meeting.

ON MOTION by Ms. Lee, seconded by Ms. Lewis, with all in favor, the Board approved the Minutes of the March 5, 2020 Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06,  
Appointing District Officers**

The current slate of officers is as follows; Ms. Lewis as Chair, Mr. Malasto as Vice-Chair, Ms. Gaarlandt as Secretary, Mr. Fitzgerald, Ms. Lee, and Ms. Cazalas, as Assistant Secretary, Ms. Lane as treasurer, and Ms. Glasgow as Assistant Treasurer.

Ms. Gaarlandt requested that the Board also appoint Ms. Hanna as Assistant Secretary for signing purposes.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board approved Resolution 2020-06, Appointing District Officers, as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-07,  
Extending Terms of Office**

Ms. Schalter explained the resolution aligns the terms of office for Supervisors to an even year when elections come up every four years.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board approved Resolution 2020-07, extending Terms of Office.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08,  
Approving a Proposed Budget for Fiscal Year  
2020-2021 and Setting a Public Hearing Date  
Thereon**

Ms. Gaarlandt recommended setting the public hearing for July 9, 2020 at 11:00 a.m. it will either be at the Library or a virtual meeting like this one and the notice will indicate that as well.

The proposed Fiscal Year 2021 budget amount is \$220,584.00. Ms. Lewis asked if some line items can be combined. A discussion took place. Mr. Glasgow noted it can be combined and he will have Ms. Sikder's Department Manager contact her regarding that.

There is an increase to the Budget. Ms. Gaarlandt went through the line item increases. The Supervisor fee was increased due to the transition to residents. It is based on monthly meetings and each Supervisor is allowed to be compensated up to \$200.00 per meeting.

There was a slight increase to the insurance. District Management fee was increased due to the maturity of the District. Field Management was increased and travel will be charged to this line item instead of travel and per diem. There was a slight increase to the website which covers the \$1,200.00 for ADA quarterly audits and monthly website fee. There is a slight increase to the General Insurance. The District increased the Contingency line item. Ms. Sikder noted the District added the Miscellaneous amount to Contingency.

Ms. Lewis asked where the money for a playground would come from. Ms. Gaarlandt said it would come out of Contingency but the District can add an Improvement line item. The Board previously expressed a desire for Security and if that is the case a line item for Security would need to be added. If the Board did not want to have any assessment increases it would have to come out of Contingency. A discussion took place. The Board wished to put line items in place for improvements and Security and reduce the contingency to compensate for the new line items.

ON MOTION by MS. Lewis, seconded by Ms. Lee, with all in favor, the Board approved Resolution 2020-08, approving a Proposed Budget for Fiscal Year 2020-2021 and Setting a Public Hearing date for July 9, 2020.

Ms. Lewis asked Ms. Cazalas if she was able to contact the neighbor at the entrance who stated she already signed what was requested but it was not received and she is willing to sign. Ms. Lewis told Ms. Cazalas to email her and they can meet so she can give her the paper for the neighbor to sign. Mr. Glasgow reminded the Board about the Sunshine Law. Bboard Members can have no contact with each other regarding District business outside of a publicly noticed meeting. Mr. Glasgow will email Ms. Cazalas with the paperwork.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Security Services**

Ms. Gaarlandt explained the District received two different proposals. One proposal is for an unarmed officer uniformed per hour in the amount of \$16.75 per hour. The second proposal is for \$16.21 per hour. The District does not need to act on this today but had requested District staff to bring back proposals.

Mr. Glasgow explained the reason he wanted a separate line item for Security Services on the Budget is because the District is required to define to the Security Company the scope of work the District is expecting from them. If the District requests them to patrol the community it will be different than if they are just monitoring the Amenity Center. He requested an outline of the Board's expectations.

Ms. Lewis recommended Security during the nighttime hours. Mr. Glasgow asked the Board how many days per week the Board wants Security there and for how many hours. Security will patrol both Phases of the community. Ms. Lewis suggested Security three times per week. Mr. Glasgow indicated if the District is going to have randomized patrols three times per week the District will need a separate discussion as it will get complicated.

A discussion took place regarding the hiring on an off-duty officer and a Community Service Outreach Officer. If the District hires an off-duty officer to patrol the community outside of their normal hours it is at the highest rate and the Community is not guaranteed which officer that is going to be. The security discussion will be tabled until the next meeting.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Proposals for Signage**

Mr. Glasgow stated the signs are complete he just needs to set up installation with Fast Signs.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Proposals for Installation of Power Outlets at the Entrances**

Mr. Glasgow has not been on site to meet with the electricians. It will be a minimum of \$10,000.00 to include the lighting fixtures, installation and permitting of a new breaker box, and having power run to the opposing feature wall. This price can increase because the District will be doing entrances for both phases of the community.

Ms. Lewis asked if the money for this is coming out of contingency. Ms. Gaarlandt noted for the current fiscal year the District has not spent much of the money in there. Mr. Glasgow noted electricians would come out to see the area and then present proposals for the installation of the additional breaker box, outlets, and lighting. The caveat is if they have to run power from one feature wall to the opposing one it could increase if there is trenching involved. Once travel restrictions are lifted Mr. Glasgow can meet with an electrician. He can see if he can get all the electricians booked for one day and request permission for that day to be on site. He cautioned the Board that this is going to be expensive. Ms. Lewis stated it will help with safety.

Ms. Sikder noted the District has not spent any money in the contingency for the current fiscal year. The Contingency has \$8,534.00 and there is also \$1,000.00 in Miscellaneous. Ms. Sikder stated the District will go over the budget. Ms. Gaarlandt requested Mr. Glasgow get specific proposals.

Mr. Malasto stated the neighborhood needs more light at the entrance and their main road is extremely dark and the District may need to get the county involved with additional lighting. The neighborhoods streetlights are far apart. Mr. Glasgow stated those roads are part of the CDD and the District cannot do anything on there. He proposed Mr. Malasto reach out to TECO and request they come out and look for additional lighting. This is nothing to do with the District. Residents can reach out to TECO and the County to see about installing lights along the roads. Mr. Malasto and Ms. Lewis will discuss this offline and get with TECO and the County since this is not CDD business. Mr. Malasto will contact the County. A discussion took place regarding the budget, the lighting, and contingency. District staff will bring back proposals for lighting.

**TENTH ORDER OF BUSINESS**

**Ratification of Payment Authorizations Nos. 141 – 142**

Ms. Gaarlandt explained that Payment Authorizations Nos. 141 – 142 have previously been approved by the Chair.

ON MOTION by Mr. Malasto, seconded by Ms. Lee, with all in favor, the Board ratified Payment Authorizations Nos. 141 – 142.

**ELEVENTH ORDER OF BUSINESS**

**Review of Monthly Financials**

The Board reviewed the financial statements. No Board action was required.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel –** Ms. Schalter stated the result of the Legislative Session reduced the number of documents each CDD has to keep on their website regarding certain meeting materials and the Auditor Report. The District can now post a link to the Auditor General instead of the actual report which will cut down of some ADA remediation costs.

Mr. Malasto asked if the Board will still receive a full Auditor Report. Ms. Gaarlandt replied the full Auditor Report will be brought to the Board for acceptance and then it will be submitted into the records. MS. Sikder stated the Auditor will send her a draft Audit which she will submit to the Chair, Ms. Lewis, so she can review and add comments and then Ms. Sikder will convey to the Auditor that the Chair signed off and they will issue the final audit. The District has until June 30, 2020 to submit the Audit Report but it will be completed before that. Ms. Lewis reminded her to

send it to both her email addresses. Ms. Sikder has a payment authorization that she will submit to Ms. Lewis.

Mr. Malasto commented on the Contingency, Miscellaneous and General Reserve. Ms. Gaarlandt stated the improvement of the entrance feature lighting is a justifiable cost to dip into the General Reserve. Ms. Sikder noted for the current fiscal year the Miscellaneous Line item was only \$1,000.00. the Contingency is \$8,534.00. combined is only \$9,534.00 for the current fiscal year. Ms. Gaarlandt noted Mr. Malasto was referring to the General Reserve Account. Mr. Glasgow reminded the Board that the State is coming into Hurricane Season and the District also need money for the first two month of Fiscal Year 2021.

**District Engineer –** Mr. Amaden stated the land east and south of Phase 3 is under design and construction. Calls may come in from residents and will be developed shortly.

**District Manager –** Mr. Glasgow noticed for the record as of April 15, 2020 there are 450 registered voters living within the District. After the 6<sup>th</sup> year of the life of the District and when the District reaches 250 registered voters the Board starts to make its transition to a resident controlled Board and seats will start to move over to the General Election.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Mr. T. Swanson noted his company will fill in the dog park and continue to clear around the pond.

Ms. Lewis brought up issue for the lock for the dog park. There is a gate behind the wall and. The fence does not latch properly. A dog busted through and attacked a neighbor's dog. People from outside the community are using that gate to get to the dog park and she would like to see a lock put on there. District staff will address this.

Ms. Lewis asked when the District will have the lake cleaned out.

Ms. Lee asked about the lights in the entrance. Ms. Lewis stated the District is working on it and that is a main concern. The District Cannot complete the lights because there is not enough money in the Fiscal Year 2020 Budget. Mr. Glasgow reminded the Board Members that the 2021 Budget starts on October 1, 2020. Ms. Gaarlandt reminded the Board that even though the new budget starts in October the assessments do not start coming in until late November so the current fiscal year's budget needs to cover expense for the fist couple of months of the new fiscal year. Once the District has proposals for costs the Board can revisit what can be paid out of the current budget.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

ON MOTION by Mr. Malasto, seconded by Ms. Lewis, with all in favor, the May 7, 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**

**Resolution 2020-09**

**RESOLUTION 2020-09**

**A RESOLUTION OF THE WYNNMERE EAST  
COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING DATES, TIMES AND LOCATIONS FOR  
REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS OF THE DISTRICT AND PROVIDING FOR  
AN EFFECTIVE DATE.**

**WHEREAS**, the Wynnmere East Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

1. Regular meetings of the District’s Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file annually a schedule of the District’s regular meetings.
3. This Resolution shall take effect immediately upon adoption.

**Adopted this 9<sup>th</sup> day of July, 2020.**

**ATTEST:**

**WYNNMERE EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson

## **EXHIBIT A**

The regular meeting schedule of the Board of Supervisors of the Wynnmere East Community Development District for the remainder of Fiscal Year 2020-2021 shall be:

October 1, 2020  
November 5, 2020  
December 3, 2020  
January 7, 2021  
February 4, 2021  
March 4, 2021  
April 1, 2021  
May 6, 2021  
June 3, 2021  
July 1, 2021  
August 5, 2021  
September 2, 2021

**Wynnmere East  
Community Development District**

**Resolution 2020-10**

## RESOLUTION 2020-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Wynnmere East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for Wynnmere

East Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ 739,737.14, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 220,584.00
Total Debt Service Funds	\$ 519,153.14
<b>Total All Funds*</b>	<b>\$ 739,737.14</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 9, 2020.**

Attested By:

**Wynnmere East  
Community Development District**

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Secretary/Assistant Secretary

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Mona A. Lewis  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Adopted Budget**

**Wynnmere East Community Development District**  
 FY 2021 Proposed Preliminary O&M Budget  
**Exhibit A**

	<b>FY 2021 Proposed Budget</b>
<b><u>Revenues</u></b>	
On-Roll Assessments	\$ 220,584.00
<b>Net Revenues</b>	<b>\$ 220,584.00</b>
<b><u>General &amp; Administrative Expenses</u></b>	
Supervisor Fees	\$ 9,600.00
D&O Insurance	3,000.00
Trustee Services	4,000.00
District Management	45,000.00
Field Management	1,500.00
Engineering	6,000.00
Dissemination Agent	5,000.00
District Counsel	10,000.00
Assessment Administration	5,000.00
Reamortization Schedule	250.00
Audit	5,000.00
Telephone	50.00
Postage & Shipping	100.00
Copies	100.00
Legal Advertising	1,500.00
Bank Fees	300.00
Contingency	13,534.00
General Reserve	9,150.00
Office Supplies	250.00
Web Site Maintenance	2,700.00
Dues, Licenses, and Fees	200.00
Electric	28,000.00
Aquatic Contract	5,000.00
General Insurance	3,700.00
Property & Casualty	150.00
Landscaping Maintenance & Material	58,000.00
Flower & Plant Replacement	3,500.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 220,584.00</b>
<b>Total Expenses</b>	<b>\$ 220,584.00</b>
<b>Net Income (Loss)</b>	<b>\$ -</b>

Wynnmere East CDD  
FY 2019-2020 Proposed Debt Service Fund Budget  
Series 2016

	FY 2021 Proposed Budget
REVENUES:	
Series 2016	\$ 519,153.14
TOTAL REVENUES	<u>\$ 519,153.14</u>
EXPENDITURES:	
Series 2016 - Interest 11/01/2020	\$ 140,384.38
Series 2016 - Principal 05/01/2021	\$ 100,000.00
Series 2016 - Interest 05/01/2021	\$ 140,384.38
TOTAL EXPENDITURES	<u>\$ 380,768.76</u>
EXCESS REVENUES	<u>\$ 138,384.38</u>
Series 2016 - Interest 11/01/2021	\$ 138,384.38

**Wynnmere East  
Community Development District**

**Resolution 2020-11**

**RESOLUTION 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

**WHEREAS**, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 9, 2020.**

Attested By:

**Wynnmere East  
Community Development District**

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

\_\_\_\_\_  
Mona A. Lewis  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Budget**

**Wynnmere East Community Development District**  
 FY 2021 Proposed Preliminary O&M Budget  
**Exhibit A**

	<b>FY 2021 Proposed Budget</b>
<b><u>Revenues</u></b>	
On-Roll Assessments	\$ 220,584.00
<b>Net Revenues</b>	<b>\$ 220,584.00</b>
<b><u>General &amp; Administrative Expenses</u></b>	
Supervisor Fees	\$ 9,600.00
D&O Insurance	3,000.00
Trustee Services	4,000.00
District Management	45,000.00
Field Management	1,500.00
Engineering	6,000.00
Dissemination Agent	5,000.00
District Counsel	10,000.00
Assessment Administration	5,000.00
Reamortization Schedule	250.00
Audit	5,000.00
Telephone	50.00
Postage & Shipping	100.00
Copies	100.00
Legal Advertising	1,500.00
Bank Fees	300.00
Contingency	13,534.00
General Reserve	9,150.00
Office Supplies	250.00
Web Site Maintenance	2,700.00
Dues, Licenses, and Fees	200.00
Electric	28,000.00
Aquatic Contract	5,000.00
General Insurance	3,700.00
Property & Casualty	150.00
Landscaping Maintenance & Material	58,000.00
Flower & Plant Replacement	3,500.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 220,584.00</b>
<b>Total Expenses</b>	<b>\$ 220,584.00</b>
<b>Net Income (Loss)</b>	<b>\$ -</b>

**Wynnmere East  
Community Development District**

**PFM Fee Increase Letter**



July 2, 2020

Ms. Lewis  
Chairperson of the Board of Supervisors  
Wynnmere East Community Development District  
12051 Corporate Boulevard  
Orlando, FL 32817

Dear Ms. Lewis:



---

12051 Corporate Blvd.  
Orlando, FL 32817  
407.723.5900

---

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

Thank you for the opportunity to continue serving as District Manager to the Wynnmere East Community Development District (the "District"). The agreement in place between our firm and the District dated February 7, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting a fee increase from \$30,000 to \$45,000 for the year.

Please note this change will be effective on the billing for October 2020, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,  
**PFM GROUP CONSULTING LLC**

---

Senior Managing Consultant

Accepted by:

---

(Signature)

---

(Print Name)

---

(Date)

**Wynnmere East  
Community Development District**

**First Amendment to Agreement for District  
Management Services**

*(provided under separate cover)*

**Wynnmere East  
Community Development District**

**Agreement between the District and  
VGlobalTech for Website Services**

*(provided under separate cover)*

**Wynnmere East  
Community Development District**

**Fiscal Year 2019 Audited Financial Report**

**WYNNMERE EAST  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Wynnmere East Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Wynnmere East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 26, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Wynnmere East Community Development District, Hillsborough County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,376,996).
- The change in the District's total net position in comparison with the prior fiscal year was \$80,374, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$462,829, an increase of \$39,328 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2019	2018
Assets, excluding capital assets	\$ 472,915	\$ 433,397
Capital assets, net of depreciation	1,690,629	1,751,009
Total assets	<u>2,163,544</u>	<u>2,184,406</u>
Liabilities, excluding long-term liabilities	128,542	130,081
Long-term liabilities	5,411,998	5,511,695
Total liabilities	<u>5,540,540</u>	<u>5,641,776</u>
Net Position		
Net investment in capital assets	(3,721,341)	(3,760,658)
Restricted for debt service	243,733	230,379
Unrestricted	100,612	72,909
Total net position	<u>\$ (3,376,996)</u>	<u>\$ (3,457,370)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 588,945	\$ 848,137
Operating grants and contributions	6,869	5,369
Capital grants and contributions	-	9,522
General revenues	124	84
Total revenues	<u>595,938</u>	<u>863,112</u>
Expenses:		
General government	70,427	68,846
Maintenance and operations	158,394	160,916
Conveyance of infrastructure	-	5,035,849
Interest	286,743	300,215
Total expenses	<u>515,564</u>	<u>5,565,826</u>
Change in net position	<u>80,374</u>	<u>(4,702,714)</u>
Net position - beginning	<u>(3,457,370)</u>	<u>1,245,344</u>
Net position - ending	<u>\$ (3,376,996)</u>	<u>\$ (3,457,370)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$515,564. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of assessments. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was the result of the conveyance of infrastructure to other entities in the prior fiscal year that did not recur in the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to decrease revenues by (\$150). Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$1,811,389 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$120,760 has been taken, which resulted in a net book value of \$1,690,629. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2019, the District had \$5,420,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wynnmere East Community Development District's Finance Department at 12051 Corporate Boulevard, Orlando, Florida 32817.

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 95,236
Assessments receivable	4,790
Interest receivable	507
Prepays and deposits	10,672
Restricted assets:	
Investments	361,710
Capital assets:	
Depreciable, net	<u>1,690,629</u>
Total assets	<u>2,163,544</u>
 <b>LIABILITIES</b>	
Accounts payable	10,086
Accrued interest payable	118,456
Non-current liabilities:	
Due within one year	95,000
Due in more than one year	<u>5,316,998</u>
Total liabilities	<u>5,540,540</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(3,721,341)
Restricted for debt service	243,733
Unrestricted	<u>100,612</u>
Total net position	<u>\$ (3,376,996)</u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 70,427	\$ 70,427	\$ -	\$ -
Maintenance and operations	158,394	125,593	-	(32,801)
Interest on long-term debt	286,743	392,925	6,869	113,051
Total governmental activities	515,564	588,945	6,869	80,250
		General revenues:		
		Unrestricted investment earnings	124	
		Total general revenues	124	
		Change in net position	80,374	
		Net position - beginning	(3,457,370)	
		Net position - ending	\$ (3,376,996)	

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 95,236	\$ -	\$ -	\$ 95,236
Investments	-	361,682	28	361,710
Assessments receivable	4,790	-	-	4,790
Interest receivable	-	507	-	507
Prepaid items and deposits	10,672	-	-	10,672
Total assets	<u>\$ 110,698</u>	<u>\$ 362,189</u>	<u>\$ 28</u>	<u>\$ 472,915</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 10,086	\$ -	\$ -	\$ 10,086
Total liabilities	<u>10,086</u>	<u>-</u>	<u>-</u>	<u>10,086</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	10,672	-	-	10,672
Restricted for:				
Debt service	-	362,189	-	362,189
Capital projects	-	-	28	28
Unassigned	89,940	-	-	89,940
Total fund balances	<u>100,612</u>	<u>362,189</u>	<u>28</u>	<u>462,829</u>
Total liabilities and fund balances	<u>\$ 110,698</u>	<u>\$ 362,189</u>	<u>\$ 28</u>	<u>\$ 472,915</u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 462,829

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	1,811,389	
Accumulated depreciation	<u>(120,760)</u>	1,690,629

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(118,456)	
Bonds payable	(5,420,000)	
Unamortized bond issuance discount	<u>8,002</u>	<u>(5,530,454)</u>

Net position of governmental activities		<u>\$ (3,376,996)</u>
---	--	-----------------------

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 196,020	\$ 392,925	\$ -	\$ 588,945
Interest income	124	6,869	-	6,993
Total revenues	<u>196,144</u>	<u>399,794</u>	<u>-</u>	<u>595,938</u>
<b>EXPENDITURES</b>				
Current:				
General government	70,427	-	-	70,427
Maintenance and operations	92,248	-	5,766	98,014
Debt service:				
Principal	-	100,000	-	100,000
Interest	-	288,169	-	288,169
Total expenditures	<u>162,675</u>	<u>388,169</u>	<u>5,766</u>	<u>556,610</u>
Excess (deficiency) of revenues over (under) expenditures	33,469	11,625	(5,766)	39,328
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers in (out)	(5,766)	-	5,766	-
Total other financing sources (uses)	<u>(5,766)</u>	<u>-</u>	<u>5,766</u>	<u>-</u>
Net change in fund balances	27,703	11,625	-	39,328
Fund balances - beginning	<u>72,909</u>	<u>350,564</u>	<u>28</u>	<u>423,501</u>
Fund balances - ending	<u>\$ 100,612</u>	<u>\$ 362,189</u>	<u>\$ 28</u>	<u>\$ 462,829</u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	39,328
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(60,380)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		100,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(303)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>1,729</u>
Change in net position of governmental activities	\$	<u><u>80,374</u></u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Wynnmere East Community Development District ("District") was established by Ordinance No. 15-2, adopted by Hillsborough County, Florida on January 13, 2015 and created pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019 four of the Board members are affiliated with Lennar Homes, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry feature and signage	30
Stormwater facilities	30

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2019:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government			Weighted average of the portfolio: 24 days
Obligations Fund CL Y	\$ 361,710	S&P AAAM	
Total Investments	<u>\$ 361,710</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments (Continued)**

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2019 were as follows:

	Transfer in	Transfer out
General fund	\$ -	\$ 5,766
Capital project fund	5,766	-
	<u>\$ 5,766</u>	<u>\$ 5,766</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Entry feature and signage	\$ 758,697	\$ -	\$ -	\$ 758,697
Stormwater facilities	1,052,692	-	-	1,052,692
Total capital assets, being depreciated	1,811,389	-	-	1,811,389
Less accumulated depreciation for:				
Entry feature and signage	25,290	25,290	-	50,580
Stormwater facilities	35,090	35,090	-	70,180
Total accumulated depreciation	60,380	60,380	-	120,760
Total capital assets, being depreciated, net	1,751,009	(60,380)	-	1,690,629
Governmental activities capital assets	\$ 1,751,009	\$ (60,380)	\$ -	\$ 1,690,629

Depreciation expense was charged to maintenance and operations expense.

## NOTE 7 – LONG-TERM LIABILITIES

On March 9, 2016, the District issued \$6,140,000 of Special Assessment Bonds, Series 2016 consisting of \$620,000 Term Bonds due on May 1, 2022 with a fixed interest rate of 4%, \$975,000 Term Bonds due on May 1, 2029 with a fixed interest rate of 5%, \$1,395,000 Term Bonds due on May 1, 2036 with a fixed interest rate of 5.125%, and \$3,150,000 Term Bonds due on May 1, 2046 with a fixed interest rate of 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the Series 2016 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2046.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016 Bonds	\$ 5,520,000	\$ -	\$ 100,000	\$ 5,420,000	\$ 95,000
Less: issuance discount	(8,305)	-	(303)	(8,002)	-
Total	\$ 5,511,695	\$ -	\$ 99,697	\$ 5,411,998	\$ 95,000

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 95,000	\$ 284,294	\$ 379,294
2021	100,000	280,494	380,494
2022	100,000	276,494	376,494
2023	110,000	272,494	382,494
2024	115,000	266,994	381,994
2025-2029	680,000	1,241,969	1,921,969
2030-2034	875,000	1,050,888	1,925,888
2035-2039	1,130,000	799,244	1,929,244
2040-2044	1,500,000	453,200	1,953,200
2045-2046	715,000	59,675	774,675
	<u>\$ 5,420,000</u>	<u>\$ 4,985,746</u>	<u>\$ 10,405,746</u>

**NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 183,000	\$ 183,000	\$ 196,020	\$ 13,020
Interest income	150	-	124	124
Total revenues	183,150	183,000	196,144	13,144
<b>EXPENDITURES</b>				
Current:				
General government	93,500	93,500	70,427	23,073
Maintenance and operations	89,500	89,500	92,248	(2,748)
Total expenditures	183,000	183,000	162,675	20,325
Excess (deficiency) of revenues over (under) expenditures	150	-	33,469	33,469
<b>OTHER FINANCING SOURCES</b>				
Transfer in (out)	-	-	(5,766)	(5,766)
Total other financing sources	-	-	(5,766)	(5,766)
Net change in fund balances	\$ 150	\$ -	27,703	\$ 27,703
Fund balance - beginning			72,909	
Fund balance - ending			\$ 100,612	

See notes to required supplementary information

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to decrease revenues by (\$150). Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Wynnmere East Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wynnmere East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 26, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 26, 2020



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Wynnmere East Community Development District  
Hillsborough County, Florida

We have examined Wynnmere East Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wynnmere East Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 26, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Wynnmere East Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Wynnmere East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 26, 2020.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2020, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wynnmere East Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wynnmere East Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 26, 2020

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**Wynnmere East  
Community Development District**

**Payment Authorization Nos. 143 – 144**

**WYNNMERE EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 143**  
5/5/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	<b>Grau and Associates</b> Audit FYE 09/30/2020	19485	\$ 1,500.00
2	<b>PFM Group Consulting LLC</b> Dissemination Agent Fees Jan-Sep 2020 Dist. Mgmt. Fee Apr 2020 Website Maint. Fee Apr 2020	DA-04-2020-0039 DM-04-2020-0085 DM-04-2020-0086	\$ 3,750.00 \$ 2,500.00 \$ 100.00
3	<b>Straley Robin Vericker</b> Legal Counsel thru 3/15/2020 Legal Counsel thru 4/15/2020	18155 18263	\$ 1,133.45 \$ 584.15
4	<b>Swanson &amp; Son Inc.</b> Lawn Care Apr 2020	15147	\$ 4,325.00
5	<b>TECO</b> Acct # 211005933836 Svcs 02/29/20 - 03/30/20 Acct # 211005934289 Svcs 02/28/20 - 03/27/20 Acct # 221001988080 Svcs 02/28/20 - 03/27/20	-- -- --	\$ 27.17 \$ 918.69 \$ 1,367.19
			\$ 16,205.65
<b>TOTAL</b>			<b>\$16,205.65</b>

Board Member

## Lubna Sikder

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**From:** MONA LEWIS <magddiva77@aol.com>  
**Sent:** Friday, May 8, 2020 9:26 AM  
**To:** Lubna Sikder  
**Subject:** Re: Wynnmere East CDD PA#143

**EXTERNAL EMAIL:** Use care with links and attachments.

G'morning this is Mona Lewis (Chairman)I am giving my approval to pay invoices #143

Sent from my iPhone

On May 7, 2020, at 7:54 PM, Lubna Sikder <sikderl@pfm.com> wrote:

Good morning Mona,

Attached is the payment authorization #143 / Wynnmere East for your review and approval.

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](mailto:sikderl@pfm.com)

<WE PA 143.pdf>

**WYNNMERE EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 144**  
5/26/2020

Item No.	Payee	Invoice Number	FY20 General Fund
<b>1</b>	<b>Board Member Fees Meeting May 7, 2020</b>		
	Fluffy N. Cazals	--	\$ 200.00
	Mona Lewis	--	\$ 200.00
	Renee Lee	--	\$ 200.00
	Jim Malesto	--	\$ 200.00
<b>2</b>	<b>Business Observer</b>		
	Legal Advertising 4/24/20	20-01694H	\$ 111.56
<b>3</b>	<b>Grau and Associates</b>		
	Audit FYE 09/30/2020	19693	\$ 1,700.00
<b>4</b>	<b>PFM Group Consulting LLC</b>		
	Dist. Mgmt. Fee May 2020	DM-05-2020-0085	\$ 2,500.00
	Website Maint. Fee May 2020	DM-05-2020-0086	\$ 100.00
	Postage/ Fed Ex	OE-EXP-00767	\$ 15.70
	Postage Mar 2020	OE-EXP-00814	\$ 1.50
	Postage Apr 2020	OE-EXP-00875	\$ 5.50
<b>5</b>	<b>Swanson &amp; Son Inc.</b>		
	Lawn Care May 2020	15208	\$ 4,325.00
<b>6</b>	<b>TECO</b>		
	Acct # 211005933836 Svcs 03/31/20 - 04/29/20	--	\$ 47.03
	Acct # 211005934289 Svcs 03/28/20 - 04/28/20	--	\$ 918.69
	Acct # 221001988080 Svcs 03/28/20 - 04/28/20	--	\$ 1,367.32
<b>7</b>	<b>U.S. Bank.</b>		
	Trustee Services	5720871	\$ 3,717.38
<b>8</b>	<b>VGlobal Tech</b>		
	Quarterly ADA Audit	1602	\$ 300.00
			\$ 15,909.68
<b>TOTAL</b>			<b>\$15,909.68</b>

Board Member

## Lubna Sikder

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**From:** MONA LEWIS <magdiva77@aol.com>  
**Sent:** Thursday, May 28, 2020 8:28 AM  
**To:** Lubna Sikder  
**Subject:** Re: Wynnmere East CDD PA#144

**EXTERNAL EMAIL:** Use care with links and attachments.

Good morning Lubna, I have reviewed all of the invoices and I give my approval for payment invoice number #144. If you need anything else do not hesitate to reach out to me.

Mona Lewis

Sent from my iPhone

On May 28, 2020, at 2:55 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Good morning Mona,

Attached is the payment authorization #144 / Wynnmere East for your review and approval.

**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](mailto:sikderl@pfm.com)

<WE PA 144.pdf>

**Wynnmere East  
Community Development District**

**Monthly Financials**

**Wynnmere East CDD**  
**Statement of Financial Position**  
As of 4/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$211,105.76				\$211,105.76
Deposits	2,825.00				2,825.00
Debt Service Reserve Series 2016		\$193,412.50			193,412.50
Revenue Series 2016		176,637.28			176,637.28
Interest Series 2016		142,146.88			142,146.88
Prepayment Series 2016		722.72			722.72
Sinking Fund Series 2016		95,000.00			95,000.00
Acquisition/Construction Series 2016			\$28.39		28.39
Total Current Assets	<u>\$213,930.76</u>	<u>\$607,919.38</u>	<u>\$28.39</u>	<u>\$0.00</u>	<u>\$821,878.53</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$607,919.38	\$607,919.38
Amount To Be Provided				4,812,080.62	4,812,080.62
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>
<b>Total Assets</b>	<b><u>\$213,930.76</u></b>	<b><u>\$607,919.38</u></b>	<b><u>\$28.39</u></b>	<b><u>\$5,420,000.00</u></b>	<b><u>\$6,241,878.53</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$5,420,000.00</u></b>	<b><u>\$5,420,000.00</u></b>
<b><u>Net Assets</u></b>					
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	113,318.42				113,318.42
Net Assets, Unrestricted		\$362,188.33			362,188.33
Current Year Net Assets, Unrestricted		245,731.05			245,731.05
Net Assets, Unrestricted			\$28.22		28.22
Current Year Net Assets, Unrestricted			0.17		0.17
<b>Total Net Assets</b>	<b><u>\$213,930.76</u></b>	<b><u>\$607,919.38</u></b>	<b><u>\$28.39</u></b>	<b><u>\$0.00</u></b>	<b><u>\$821,878.53</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$213,930.76</u></b>	<b><u>\$607,919.38</u></b>	<b><u>\$28.39</u></b>	<b><u>\$5,420,000.00</u></b>	<b><u>\$6,241,878.53</u></b>

**Wynnmere East CDD**  
**Statement of Activities**  
As of 4/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$193,490.46				\$193,490.46
Inter-Fund Transfers In	(0.01)				(0.01)
On-Roll Assessments		\$386,096.58			386,096.58
Inter-Fund Group Transfers In		0.01			0.01
<b>Total Revenues</b>	<b>\$193,490.45</b>	<b>\$386,096.59</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$579,587.04</b>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,800.00				\$1,800.00
D&O Insurance	2,652.00				2,652.00
Trustee Services	1,858.69				1,858.69
District Management	15,000.00				15,000.00
Engineering	395.00				395.00
Dissemination Agent	1,250.00				1,250.00
District Counsel	3,734.50				3,734.50
Assessment Administration	5,000.00				5,000.00
Travel and Per Diem	266.85				266.85
Postage & Shipping	34.11				34.11
Legal Advertising	639.94				639.94
Miscellaneous	8.97				8.97
Web Site Maintenance	600.00				600.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,489.85				13,489.85
Aquatic Contract	4,091.00				4,091.00
General Insurance	3,242.00				3,242.00
Property & Casualty	94.00				94.00
Landscaping Maintenance & Material	25,950.00				25,950.00
Interest Payments		\$142,146.88			142,146.88
<b>Total Expenses</b>	<b>\$80,281.91</b>	<b>\$142,146.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$222,428.79</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$109.87				\$109.87
Interest Income		\$1,781.34			1,781.34
Interest Income			\$0.17		0.17
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$109.87</b>	<b>\$1,781.34</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$1,891.38</b>
<b>Change In Net Assets</b>	<b>\$113,318.41</b>	<b>\$245,731.05</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$359,049.63</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$100,612.35</b>	<b>\$362,188.33</b>	<b>\$28.22</b>	<b>\$0.00</b>	<b>\$462,828.90</b>
<b>Net Assets At End Of Year</b>	<b>\$213,930.76</b>	<b>\$607,919.38</b>	<b>\$28.39</b>	<b>\$0.00</b>	<b>\$821,878.53</b>

**Wynnmere East CDD**  
 Budget to Actual  
 For the Month Ending 04/30/2020

	Actual	Year To Date Budget	Variance	FY 2020 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$193,490.46	\$112,087.50	\$81,402.96	\$192,150.00
<b>Net Revenues</b>	<b>\$193,490.46</b>	<b>\$112,087.50</b>	<b>\$81,402.96</b>	<b>\$192,150.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$1,800.00	\$2,333.31	(\$533.31)	\$4,000.00
D&O Insurance	2,652.00	1,660.19	991.81	2,846.00
Trustee Services	1,858.69	2,333.31	(474.62)	4,000.00
District Management	15,000.00	17,500.00	(2,500.00)	30,000.00
Engineering	395.00	3,500.00	(3,105.00)	6,000.00
Dissemination Agent	1,250.00	2,916.69	(1,666.69)	5,000.00
District Counsel	3,734.50	5,833.31	(2,098.81)	10,000.00
Assessment Administration	5,000.00	2,916.69	2,083.31	5,000.00
Reamortization Schedule	-	145.81	(145.81)	250.00
Audit	-	2,916.69	(2,916.69)	5,000.00
Travel and Per Diem	266.85	208.81	58.04	358.00
Telephone	-	29.19	(29.19)	50.00
Postage & Shipping	34.11	58.31	(24.20)	100.00
Copies	-	58.31	(58.31)	100.00
Legal Advertising	639.94	875.00	(235.06)	1,500.00
Bank Fees	-	175.00	(175.00)	300.00
Miscellaneous	8.97	583.38	(574.41)	1,000.00
Contingency	-	4,978.19	(4,978.19)	8,534.00
General Reserve	-	5,337.50	(5,337.50)	9,150.00
Office Supplies	-	145.81	(145.81)	250.00
Web Site Maintenance	600.00	1,400.00	(800.00)	2,400.00
Dues, Licenses, and Fees	175.00	116.69	58.31	200.00
Electric	13,489.85	16,333.31	(2,843.46)	28,000.00
Aquatic Contract	4,091.00	1,750.00	2,341.00	3,000.00
General Insurance	3,242.00	2,029.44	1,212.56	3,479.00
Property & Casualty	94.00	77.56	16.44	133.00
Landscaping Maintenance & Material	25,950.00	33,833.31	(7,883.31)	58,000.00
Flower & Plant Replacement	-	2,041.69	(2,041.69)	3,500.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$80,281.91</b>	<b>\$112,087.50</b>	<b>(\$31,805.59)</b>	<b>\$192,150.00</b>
<b>Total Expenses</b>	<b>\$80,281.91</b>	<b>\$112,087.50</b>	<b>(\$31,805.59)</b>	<b>\$192,150.00</b>
<b>Income (Loss) from Operations</b>	<b>\$113,208.55</b>	<b>\$0.00</b>	<b>\$113,208.55</b>	<b>\$0.00</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$109.87	\$0.00	\$109.87	\$0.00
<b>Total Other Income (Expense)</b>	<b>\$109.87</b>	<b>\$0.00</b>	<b>\$109.87</b>	<b>\$0.00</b>
<b>Net Income (Loss)</b>	<b>\$113,318.42</b>	<b>\$0.00</b>	<b>\$113,318.42</b>	<b>\$0.00</b>

**Wynnmere East  
Community Development District**

**Staff Reports**