

Wynnmere East Community Development District

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

www.wynnmerereastcdd.com

The following is the Proposed agenda for the Board of Supervisors' Meeting for the Wynnmere East Community Development District, scheduled to be held on **Thursday, February 4, 2021 at 7:00 p.m. at the Holiday Inn Express & Suites located at 226 Teco Road, Ruskin, Florida 33570.**

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 December 7, 2020 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2021-02, Appointing District Officers**

Business Matters

1. **Consideration of Qualifications for District Engineering Services**
 - Landis Evans + Partners
 - Johnson Engineering, INC.
2. **Discussion of Installation of Security Cameras**
3. **Consideration of Irrigation Issues at Front Entrance (provided under separate cover)**
4. **Consideration of Contract Renewal with Solitude Lake Management for Pond Maintenance**
5. **Ratification of Payment Authorizations Nos. 151- 155**
6. **Review of Monthly Financials**

Other Business

Staff Reports

- District Counsel
- **Statutory E-Verify Requirements**
- District Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment



**Wynnmere East
Community Development District**

Minutes

MINUTES OF MEETING

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

Thursday, December 3, 2020 at 8:03 p.m.

Holiday Inn Express & Suites located at 226 Teco Road, Ruskin, Florida 33570

Board Members present at roll call:

Mona Lewis	Board Member
Shawn Fitzgerald	Board Member
Rene Lee	Board Member

Also Present:

Christina Hanna	PFM Group Consulting, LLC	
Jane Gaarlandt	PFM Group Consulting, LLC	(via phone)
Dexter Glasgow	PFM Group Consulting, LLC	(via phone)
Victoria Martinez	PFM Group Consulting, LLC	
Dana Collier	Straley Robin Vericker	
Daniel Perry	Caliber	
Rhonda Prerry	Caliber	
Nikki Foster	Resident	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at approximately 8:03 p.m. The Board Members and District staff in attendance via phone are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of Resignation of Jim Malasto
from the Board**

The Board reviewed the Resignation of Jim Malasto from the Board.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board accepted the Resignation of Jim Malasto from the Board.

Ms. Gaarlandt noted this leave Seat 5 vacant and called for nominations.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board nominated Nicky Foster to Seat 5 on the Board of Supervisors.

Ms. Lewis stated with Mr. Malasto's resignation it leaves the officers position of Vice-Chair open and she has a nomination.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board nominated Shawn Fitzgerald as Vice-Chair.

Ms. Gaarlandt asked Ms. Hanna to provide an oath of office to Ms. Foster and swear her into the Board at the next meeting. Until she takes the oath of office, she will not be able to participate. Ms. Hanna will print out the oath of office at the end of the meeting and she will be sworn in at that time.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
September 10, 2020 and September 24, 2020
Continued Board of Supervisors' Meetings.**

The Board reviewed the minutes of the September 10, 2020 and September 24, 2020 Continued Board of Supervisors' Meetings.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board approved the Minutes of the September 10, 2020 and September 24, 2020 Continued Board of Supervisors' Meetings.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01,
Adopting Amended FY 2020 O&M Budget**

Ms. Gaarlandt reviewed the Amended FY 2020 O&M Budget. Ms. Lewis asked why the Contingency Line item was reduced. Ms. Gaarlandt explained that if the District goes over in another line item the District must reallocate funds and adopt an amended budget. The District did not go over the total budget, but some line items went over or under budget, so the line items needed to be reallocated to balance the budget, this is a requirement of the Audit. Ms. Gaarlandt stated if the money is not spent it stays in the account and builds up the carry over. A lengthy discussion took place. A portion of contingency was allocated to the Aquatic Contract, postage and shipping, and Supervisor Fees. The Board Member asked why the Budget needed to be amended. Ms. Gaarlandt explained per the Audit the District must show a balanced budget. Ms. Lee questioned if the money was used appropriately. Ms. Hanna stated the money was used appropriately the District had more left over in the contingency but was negative in some of the other places. The money was taken from contingency to distribute where the money was needed to fit in. Board Members argued the money was not budgeted for appropriately and used appropriately and District staff is trying to make it look nice now. Ms. Gaarlandt explained the Supervisor fees increased because the resident Board Members chose to be compensated and when the Fiscal Year 2020 Budget was first approved it was a Developer controlled Board and the Developers chose not to be compensated for their attendance. It was not anticipated to be a full resident Board when this budget was adopted.

Ms. Lewis questioned the increase to Landscaping and Maintenance and a lengthy discussion took place. Ms. Lee asked the importance of showing a balanced budget. Ms. Hanna responded that if a line item increases by 10% or \$10,000.00 of the budget the Board is required to adopt an amended budget which is a requirement of the yearly Audit. If the line items didn't change by 10% or \$10,000.00 then the District would not have to amend the budget. Mr. Glasgow mentioned the monthly financials show the financial record of the District month to month. Ms. Gaarlandt explained there is a resolution that adopted the budget originally and it has the original budget attached to that. She pointed out the three columns on the adopted budget. The column to the right is the one that shows the changes that were made and the column in the middle shows the original adopted budget. Ms. Gaarlandt added the District is doing exactly what it is supposed to, and it is showing those adjustments.

Ms. Hanna requested a motion to approve Resolution 2021-01. A lengthy discussion took place.

ON MOTION by Mr. Fitzgerald, seconded by Ms. Lee, with all in favor, the Board approved Resolution 2021-01, Adopting Amended FY 2020 O&M Budget.

District Counsel recommended that Ms. Foster be sworn into the Board of Supervisors. MS. Foster was administered the oath of office.

SIXTH ORDER OF BUSINESS

Consideration of Qualifications for District Engineering Services

a) Landis Evans + Partners

Ms. Hanna stated only Landis Evans + Partners responded to the RFQ for District Engineering Services. The District staff tried to get more Engineering firms to respond but no one else has responded. Ms. Gaarlandt stated the previous District Engineer recommended them. They are well known in the community and seem to be qualified and able to handle the position of District Engineer. District staff has reached out to seven different companies and only this one responded.

Ms. Lee asked why other engineering companies have not responded. Ms. Gaarlandt answered that most Engineering Companies like to get into District's when they are new when they will be putting in the infrastructure and not when they are established District's. Ms. Lewis asked the price and Ms. Gaarlandt responded if the Board approves their qualifications the District would enter into an agreement with them and District staff would negotiate and get a fee schedule.

Ms. Lewis requested this be tabled because the Board feels pushed into approving an agreement with them and does not believe they are the only option for District Engineering Services.

Ms. Collier stated it might be helpful to understand which Engineering Firms the District sent the RFP to so the Board has the assurance that several organizations were contacted. Ms. Gaarlandt stated they have been listed in previous Agenda Packages and District staff will provide that list. This item will be tabled to the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Playground Equipment

The Board reviewed the Proposal for Playground Equipment. Mr. Fitzgerald asked to see where the District is financially before approving playground equipment. This will be tabled until the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Legal Descriptions for Individual Easement

Ms. Collier explained there are several lots in the community that the District needs to obtain individual easements to go behind the fence in Zone 1. Mr. Fitzgerald got the City to come out and they are taking care of zone 2 and they are going to start taking care of zone 1. The District needs to get easements to go in and do landscape. District Counsel's Office prepared a Grant of Easement for the owners to sign and then it will be recorded in the Public Record to allow the District to go in and do the landscaping and maintenance it needs to do. In order to record it in the public record a full legal description of the area is required. Ms. Gaarlandt looked for a proposal from an Engineer to prepare this legal description. She received a proposal from Mr. Amaden with Landmark Engineering. He can do each legal description for \$150.00 each for a total of \$3,450.00 for 23 legal descriptions. A notary and a witness can go door to door to have it signed however two Board Members cannot go. It can be a notary and a non-Board Member as a witness.

The Board asked where the money will come from. Ms. Gaarlandt stated it might come out of contingency but it could possibly go under Engineering line item but it would eat up a big portion of the Engineering line item. She discussed the job that the District Engineer would play in the District.

Ms. Lewis asked about the lighting and lack of lighting on the streets. A lengthy discussion took place.

Mr. Fitzgerald reviewed the financials and a discussion took place about where the money for the legal description would come from. Ms. Collier stated it could come from Engineering, because it is an engineering expense which is going to an Engineering Firm. Mr. Amaden was the previous District Manager and is familiar with the District and Ms. Collier does not think the District will beat the price they have been quoted. District staff might try to reduce the cost by getting more information on each page. The total cost will be just over \$4,000.00.

ON MOTION by Ms. Foster, seconded by Ms. Lewis, with all in favor, the Board approved a not to exceed amount of \$4,500.00 for Legal Descriptions for Individual Easements and recording fees to be budgeted from the Engineering Line Item.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Fence Repair

Ms. Collier explained the fence was damaged when a young woman ran into it with her car. District staff reached out to her with a demand letter. District staff would like to do a Settlement Agreement with the young woman and have her pay monthly installments on what she owes to repair the fence. The amount is \$150.00 bi-weekly. When she signs the agreement, it will be a legally binding agreement and she will start paying it. That way the District does not have to spend any money to take her to small claims court. With the Board's approval the District will enter into a Settlement Agreement. The young woman has committed to Ms. Gaarlandt when she gets her tax return early next year, she will pay the remainder of the installments.

Ms. Lewis asked about the other homeowner's air conditioner that she also damaged. Ms. Hanna stated the District is only responsible for CDD property and if it happened on their personal property they would have to go through their insurance or get a police report. Additional damage occurred to another homeowner's fence and house. Ms. Collier clarified the CDD cannot use public recourses to step in and pay for damages that were caused by someone to private property. The homeowners need to follow up themselves with homeowners' insurance claim and a police report.

Ms. Hanna stated the District has a proposal for fence repair and other damages to CDD property from Caliber. Ms. Collier asked for a motion granting authority to District Counsel and District Management to work with the Driver to get the Settlement Agreement signed and Executed.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board granted authority to District Counsel and District Management to work with the Driver to get the Settlement Agreement signed and Executed.

Ms. Hanna requested approval of the proposal for fence repair from Caliber.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board approved the proposal from Caliber for Fence Repair.

TENTH ORDER OF BUSINESS

Consideration of Statutory Changes to Website Requirements

Ms. Gaarlandt stated Statutory changes went into place regarding District Website requirements. The Audit Report is no longer required to be posted but a link to the Auditor General Website is sufficient. The Public Facilities Report is no longer required to be posted and the District Agenda must be posted but all the backup for the Agenda Package is no longer required to be posted. Reducing the number of documents on the website will reduce the District exposure to ADA issues. District staff is asking the Board's direction how to proceed and if they would like to make changes according to the Statutory requirements or they want to continue to post the documents on the Website. Ms. Collier suggested the Board limit what is posted on the website to be compliant with the law and reduces the risk of a lawsuit. All the documents are still available to the public via Public Record Request and is already posted on how to do so.

Ms. Gaarlandt noted the website provider currently converts the documents as part of their website maintenance fee however going forward District staff does not expect that to continue and expects in the next year or so for the website service provider to charge additional fees for the conversion of those documents. Ms. Gaarlandt requested a motion from the Board as to how they want to proceed.

ON MOTION by Mr. Fitzgerald, seconded by Ms. Foster, with all in favor, the Board approved posting Website Documents per the Statutory Changes.

ELEVENTH ORDER OF BUSINESS

Ratification of Payment Authorizations Nos. 149-150

The Board reviewed Payment Authorizations 149-150. These were approved and just need ratified by the Board.

ON MOTION by Mr. Fitzgerald, seconded by Ms. Lee, with all in favor, the Board ratified Payment Authorizations 149-150.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. No action was required by the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Not Present

District Engineer – Not Present

District Manager – Ms. Gaarlandt noted the next meeting is scheduled for January 7, 2021 at 7:00 p.m. the Holiday Inn Express & Suites.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Fitzgerald requested a financial column that deducts everything and gives the Board a final number in contingency and financials. Ms. Hanna will work with Ms. Sikder to work something out to depict the true numbers.

The Board brought up issues they saw with Sunshine Law. Ms. Collier stated Sunshine Law is in the Constitution and in the Statutes but the Board can grant authority to the Chair and District Manager to approve a not to exceed amount for emergency expenses in between Board Meetings and then bring it back for ratification. However, they Board cannot violate Sunshine Law because they would be in major legal trouble.

A lengthy discussion took place regarding the HOA. Ms. Hanna asked the Board to bring it back to the CDD issues. Mr. Fitzgerald stated he found out that if the CDD took the responsibility of the HOA the HOA could be dissolved. Ms. Collier stated if the CDD Board gives Mr. Fitzgerald support to pursue this he can pursue that. Would the CDD be willing to take on HOA's responsibilities. Mr. Fitzgerald would like to dissolve the HOA and let the HOA take on the HOA duties. Ms. Gaarlandt wasn't sure if that was an option. Mr. Fitzgerald stated it could be brought up at the CDD meeting to get a notion started to work it out, a petition where if

80% of the residents voted they could dissolve the HOA, or wait 30 years for the HOA to terminate on its own terms. Ms. Collier stated the District can bring this back to the next meeting so Mr. Fitzgerald can collect additional information. Mr. Gaarlandt stated she would have to look into the possibility of the CDD taking over responsibilities of an HOA because the two have to be very carefully separated for various reasons. She suggested bringing it back to the next meeting.

Ms. Lewis asked if any decorations are being put out for the holidays. Mr. Glasgow responded there will not be holiday lights but if the Board approves the District can do some garland and wreaths that do not require power. Mr. Perry suggested to use battery powered lights with a rechargeable battery to be more cost efficient. Mr. Glasgow responded he and Mr. Perry discussed that on site but that was for the permanent lighting to help with the issue of there being no streetlights and wasn't related to holiday decor. If the District can get similar holiday lights it would be up to the Board to approve that and the cost. The landscaping lights, they previously discussed doing solar. Mr. Glasgow stated the District needs a proposal from Caliber on what the lights will cost.

Ms. Lee asked if the District will ever convert one of the dog parks into a playground. Ms. Glasgow stated October 1, 2020 is the start of the new Fiscal Year and the District will be able to use the new budget and she spoke to Ms. Sikder and she sent an email with the carryover from the accounts some of which will carry over for the budget increase and there will also be some additional cashflow in the District account that can be used for some of the improvements that have been discussed like the entrance lighting and putting in a playground. Mr. Perry stated the cost of stationery and holiday lights, rocks, landscape, and mulch on all four walls is \$7,100.00. The District does not have to go out for bid. Mr. Glasgow stated the District is required to have a written proposal and the landscape improvement with the rocks is already budgeted and the Christmas lights is a separate fee and it can be broken down so it will come out of two separate places and its already been budgeted. The Christmas lights are \$600.00 and the remainder is under the landscape improvement line items.

ON MOTION by Ms. Lewis, seconded by Mr. Fitzgerald, with all in favor, the Board approved a not to exceed amount for \$7,100.00 for decorating four walls with battery powered lights for holiday and stationary lights including design, rocks, and mulch.

Mr. Fitzgerald stated the District needs to deal with the Aquatic issue and Mr. Perry has a bid for that which he needs to put in a separate proposal for a total of \$6,900.00. that will be put on the Agenda for the next meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Ms. Foster, seconded by Ms. Lewis, with all in favor, the December 3, 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 2021-02

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the “Board”), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice Chairman.

Section 3. _____ is elected Secretary.

_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5. _____ is elected Assistant Treasurer.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF FEBRUARY, 2020.

ATTEST:

**WYNNMERE EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**Wynnmere East
Community Development District**

**Qualifications for District Engineering
Services**

**Wynnmere East
Community Development District**

Landis Evans + Partners



LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

Letter of Interest Landis Evans + Partners

September 4, 2020

Certificate of
Authorization #4548

3810 Northdale Blvd
Suite 100
Tampa, FL 33624

Corporate Headquarters
3810 Northdale Blvd.
Suite 100
Tampa, FL 33624
813-949-7449

Principal-in-Charge &
Project Manager:
Dallas Evans, P.E.
devans@landisevans.com
Professional Engineer
License No. 72691

Ms. Jane Gaarlandt
PFM Group Consulting LLC
Wynnmere East CDD - District Manager
12051 Corporate Blvd
Orlando, FL 32817
Gaarlandtj@pfm.com

RE: Letter of Interest - Engineering Services - Wynnmere East CDD

Dear Ms. Gaarlandt,

In response to your Request, Landis Evans + Partners appreciates the opportunity to present our qualifications and experience to you and to serve the Wynnmere East Community Development District (CDD) with our exceptional team providing professional engineering services with proven experience in planning, preparing designs, plans, and reports across all aspects of land development including construction oversight.

Landis Evans + Partners was founded in 1980 by Tampa native Robert R. Sprinkle. In both the public and private sectors of our experience, we serve projects within Hillsborough and surrounding Tampa Bay Metro areas and beyond. Our long-time staff of project managers, engineers, and designers have been entrusted with Clients' signature projects involving varying scopes of work and technical comprehension. Our staff has accumulated a variety of expertise with resumes spanning residential, commercial, and industrial markets within Hillsborough County and beyond. More focused specialties are outlined below.

- Stormwater Management, drainage, and flood mitigation;
- Water and sanitary sewer utilities;
- Roadway & Trail Design; and
- Construction Engineering & Inspection

Our team has diverse permitting experience with the local and state jurisdictions having authority over the district and are familiar with their rules and regulations. In addition, we also routinely work with Contractors to assist in permit acquisition, construction oversight and management of pay requests and contracts for our clients.

We are District Engineers for Lake Padgett Estates ISD in Land O' Lakes, and as such, are confident we have the experience to address the needs required of this responsibility. Our track record demonstrates that we provide exceptional customer satisfaction and we encourage you to contact our references who will affirm that we consistently meet or exceed their expectations.

As you review our qualifications, we trust you will find that Landis Evans + Partners would serve as a trusted advisor to the board and assist you in serving your community. We look forward to the opportunity to serve you through this contract. Thank you for your time and consideration.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans

Dallas Evans, P.E.
Principal



LANDIS EVANS + PARTNERS

formerly **Sprinkle Consulting**

CIVIL ENGINEERING



Portfolio of Services

- Land Use Planning
- Site Civil Engineering
- Drainage and Floodplain Analysis
- Environmental Design
- Construction Engineering & Inspection
- Permitting
- Transportation Planning & Engineering



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Alpharetta, GA 30005
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www.landisevans.com





Site Planning

“[Landis Evans] has been providing civil engineering and planning service to Jireh, Inc. for over 25 years. During that time they have designed residential subdivisions, apartment complexes, industrial centers, shopping centers, office complexes, and medical clinics. During design of St. Luke’s Cataract and Laser Institute in Tarpon Springs, FL, [they] incorporated many unique and innovative solutions that helped maximize our capacity, while minimizing costs and protecting sensitive riverine environment.”

- Lew Friedland, President
Jireh, Inc.

Landis Evans + Partners, formerly Sprinkle Consulting, has decades of success helping clients transform their ideas into reality. Development planning is the first critical stage, and we have a solid reputation for insightful and comprehensive due diligence research and reporting; inspirational, yet practical conceptual development planning and designs; and valuable help obtaining zoning or other land use approvals for a smooth process in bringing our clients’ products to market.

Whether you are a first-time or seasoned developer, we help translate your ideas into a tangible and feasible physical plan – and a correspondingly realistic development pro-forma.



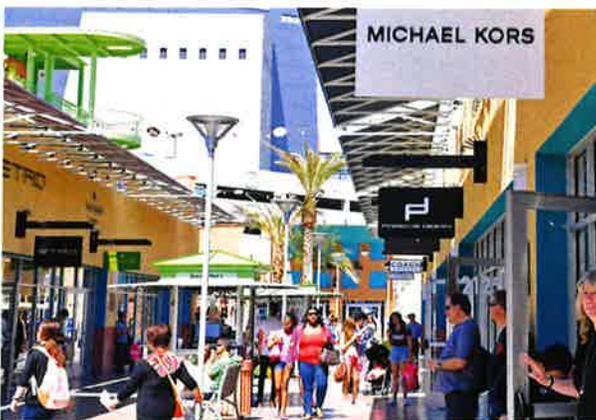


Land Development

Our organization has over 35 years of unparalleled success helping clients achieve their land development goals. Our projects range from master planned communities with thousands of homes and a myriad of amenities, to infill urban redevelopment projects. Our big-picture perspective, coupled with attention to the smallest of design and permitting details, is a proven combination for completing development in record time. Our core leadership are respected experts in site planning, civil and infrastructure design, stormwater management, and permitting. Our key staff includes veteran state DOT roadway access and design engineers who creatively work with regulatory staff to ensure the best driveway and median access for development and the connecting roadway network. Our team is ready to transform your concept into reality.

“The project [Laurel Gardens in Tampa’s Westshore district] was very technically complicated, requiring creative, unconventional utilization of engineering analysis and design solutions. Together we transformed an otherwise less than desirable property into a one-of-a-kind, valuable Class A mixed-use office/hotel/retail project.”

- Eric Müller, President
Prö-ject International





Get to know our leadership...



Bruce Landis, P.E., AICP

Bruce has completed hundreds of commercial and residential development projects. He leads due diligence, site planning, design and engineering and delivers creative traffic impact, site driveway/access design and approvals.



Dallas Evans, P.E., M.S., CFM

Dallas leads our civil engineering design division and has over a decade of experience in site development, transportation, and stormwater design, in addition to a previous career as an environmental scientist. He helps developers with floodplain and floodway mitigation.



Christopher Owens, P.E., LEED AP

Chris has 20+ years experience assisting land owners, institutions and CIDs in the metropolitan Atlanta area by supporting property owners' goals while navigating public policy and procedures. He is instrumental in obtaining local governmental approvals for land development.



Bruce McArthur, P.E.

Bruce has 30+ years experience performing surface and groundwater management plans, hydrology and hydraulic analysis for projects ranging from less than one acre to over 80 square miles. He has served as a County Drainage Engineer and is an expert witness in numerous cases.

Firm Profile

Since 1980, Landis Evans + Partners, formerly Sprinkle Consulting, has built a reputation for innovation, creativity, and practicality. With a strong foundation in land use development and infrastructure planning and design, our practice combines traditional transportation planning and engineering, with cutting-edge methods and technologies to find innovative solutions that meet the challenges faced by transportation agencies and the communities they serve.

Our corporate philosophy and operational approach promote businesses and communities. From our early beginnings as a one-man civil engineering firm founded by Robert R. Sprinkle, to our expansion into an award-winning company serving clients nationwide, we have been careful to maintain an ethical, profitable, and responsibly-growing organization.



LANDIS EVANS
+ PARTNERS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 1
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21. TITLE AND LOCATION <i>(City and State)</i> Lake Padgett Estates Independent Special District (ISD) Hillsborough County, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018-Present	CONSTRUCTION <i>(If applicable)</i> Ongoing

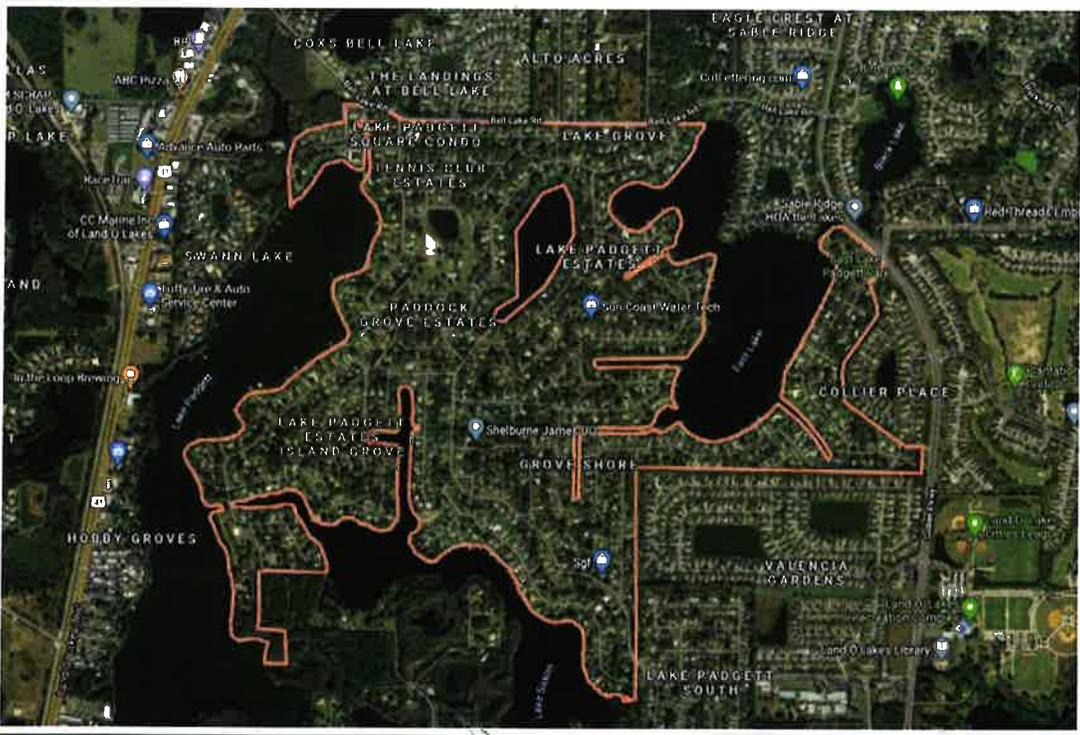
23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lake Padgett Estates ISD c/o Rizzetta & Company	b. POINT OF CONTACT NAME Matthew E. Huber	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933.5571 x2772
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Landis Evans was retained in 2018 to perform as the District Engineer for Lake Padgett Estates ISD. Lake Padgett is an approximate 775-acre District entirely within Pasco County, Florida. Since that time, we have undertaken numerous tasks including monthly status reports, design, and permitting of miscellaneous projects. Below we identify tasks completed to-date.

- 1) Prepare exhibits for the Board including maps of District properties, drainage plans, and site plans.
- 2) Prepare reports to comply with State and Local oversight of District operations.
- 3) Assist vendors with permitting various improvements including playgrounds, septic systems, etc.
- 4) Monitor and establish water surface levels in lakes for boat launch closures.
- 5) Prepare scope and requirements for permitting improvements on District lands.
- 6) Prepare request for bid documents for proposed improvements including electrical improvements, restroom rebuild, and septic system replacement. Monitor, inspect, and report on said improvements by awarded vendors.
- 7) Review bids for work solicited by other District staff.
- 8) Coordinated and performed testing for water treatment systems at parks.
- 9) Investigated complaints from residents regarding docks and other structures.
- 10) Assisted with resolution and notices of violation from FDEP associated to unpermitted activities.
- 11) Monitored activities and resolutions by government and other entities regarding events of interest, i.e. sinkholes.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Landis Evans + Partners	(2) FIRM LOCATION <i>(City and State)</i> Tampa, Florida	(3) ROLE Prime Consultant
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 2
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21. TITLE AND LOCATION <i>(City and State)</i> Palm River Road Extension (and Estuary Development) Hillsborough County, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2007-Present	CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER TSP Companies, Inc.	b. POINT OF CONTACT NAME Timothy H. Powell	c. POINT OF CONTACT TELEPHONE NUMBER (813) 220.8682
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Landis Evans was hired to design, permit, inspect, and certify a 0.9-mile extension of Palm River Road in Brandon. The roadway was within a master planned development center known as the Estuary at the intersection of I-75 and SR 60. This was a jointly financed project by Hillsborough County and a private developer.

The design included roadway construction plans, stormwater attenuation, stormwater treatment, bridge sizing, floodplain determination and mapping and floodplain mitigation, as well as bicycle lanes, pedestrian facilities, and provisions for transit.

In addition to the roadway, Landis Evans designed and permitted the multiphase commercial development covering over 140 acres including a big box, 355,000 square feet of retail/fast food, 88,000 square feet of office/commercial, a 90-room hotel, a 360-unit apartment complex, 7,000 linear feet of offsite sanitary forcemain, 9,000 linear feet of onsite water main, and 2,000 linear feet of onsite sanitary forcemain.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Landis Evans + Partners	(2) FIRM LOCATION <i>(City and State)</i> Tampa, Florida	(3) ROLE Prime Consultant
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**Wynnmere East
Community Development District**

Johnson Engineering, INC.



**November 2,
Submitted by:**

Cover Letter

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November 2, 2020

Wynnmere East Community Development District
c/o PFM Group Consulting LLC
Jane Gaarlandt, District Manager
12051 Corporate Blvd.
Orlando, FL 32817

Re: Wynnmere East Community Development District - District Engineer

Dear Ms. Gaarlandt,

As a firm, Johnson Engineering has more than 40 years of experience working on independent districts including CDDs throughout Florida and has worked with Straley Robin Vericker at other Districts in the Tampa Bay area, including Riverbend West CDD, which is approximately three miles to the southwest. We are also the District Engineer at Forest Creek CDD and Water's Edge CDD in Parrish farther to the south. Having worked with District Counsel at other Community Development Districts, we know that the District Engineer is someone who listens to and communicates with the Board, as well as District Staff, and does so without delay.

In addition to the District Engineer, you will receive the support of a team of professionals with the knowledge of stormwater management, current environmental issues, transportation/roadway design, utility design, landscape design and construction management/observation along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

Our team is currently, or has worked in the past, on the following CDDs:

Riverbend West CDD
Water's Edge CDD
Forest Creek CDD
Long Lake Ranch CDD
Suncoast CDD
Terra Bella CDD
Longleaf CDD
Watergrass I CDD
LaCollina CDD
Cory Lakes CDD

Park Place CDD
Verandah East CDD
Bay Creek CDD (Pelican Landing)
The Brooks II of Bonita Springs CDD
Stoneybrook CDD
Verandah West CDD
Mediterra North CDD
Bayside CDD (Pelican Landing)
Bay Creek CDD (Pelican Landing)
Mediterra South CDD

Walnut Creek CDD
Pine Air Lakes CDD
Pelican Marsh CDD
CFM CDD (Magnolia Landing)
Wentworth Estates CDD (Treviso Bay)
Miromar CDD
Arbor Greene CDD
Gateway Services CDD
Portico CDD
Sail Harbour CDD
Riverwood CDD

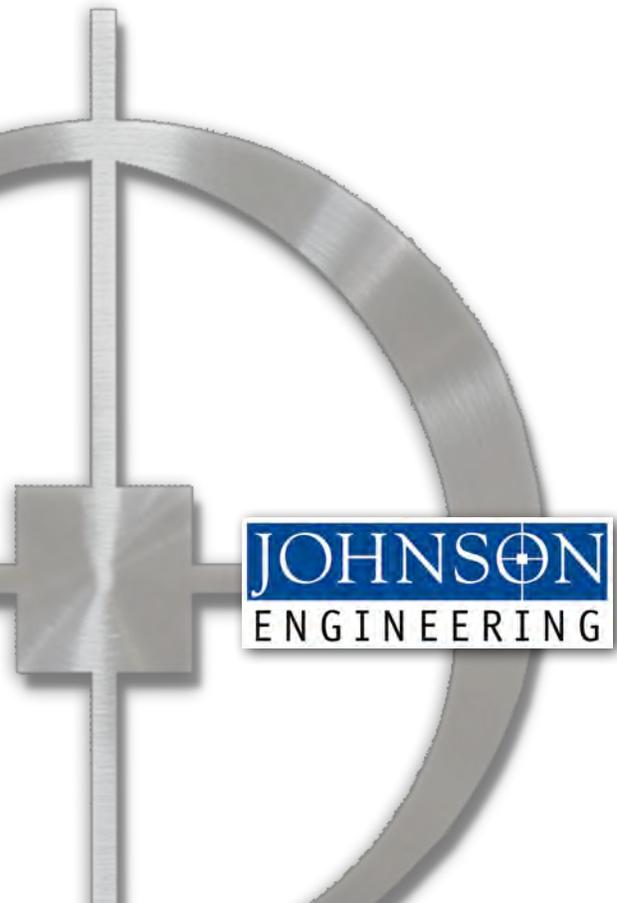
Our team is known for providing outstanding service as well as always being mindful of our client's time and budgetary needs. Our clients find that our vast experience and dedication to professionalism bring success to their projects.

We appreciate the opportunity to submit our qualifications and look forward to building a strong relationship with the Wynnmere East Community Development District. Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,
JOHNSON ENGINEERING, INC.

Phil Chang, PE
Lutz Branch Manager
(813) 909-8099
pchang@johnsoneng.com

1. ABILITY & ADEQUACY OF PROFESSIONAL PERSONNEL





Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

Full Range of Services

Specialized teams of licensed engineers, land planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide a variety of specialized services.

Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

Firm Overview

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 74 years later we have seen booms in development and a tremendous population growth alter the landscape permanently. We have been assisting private companies, city, county, federal, and state government through these changes and challenges by offering expertise in a broad spectrum of disciplines.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Southwest Florida, has developed into a cohesive team of 120 professional civil engineers, ecologists, scientists, geologists, surveyors and mappers, certified land planners and landscape architects, located throughout Florida.

We have more than 74 years of professional experience and 44 years of District work throughout Florida. Our extensive list of well-known residential communities, roads, schools, hospitals, airports, resorts, shopping centers, and commercial developments, show our experience and continued responsibility in developing Florida's communities.

Our team has worked closely together on the following CDD's.

- ↪ Riverbend West CDD
- ↪ Water's Edge CDD
- ↪ Forest Creek CDD
- ↪ Long Lake Ranch CDD
- ↪ Suncoast CDD
- ↪ Terra Bella CDD
- ↪ Longleaf CDD
- ↪ Watergrass I CDD
- ↪ LaCollina CDD
- ↪ Cory Lakes CDD
- ↪ Park Place CDD
- ↪ Verandah East CDD
- ↪ Bay Creek CDD (Pelican Landing)
- ↪ The Brooks II of Bonita Springs CDD
- ↪ Stoneybrook CDD
- ↪ Verandah West CDD
- ↪ Mediterra North CDD
- ↪ Bayside CDD (Pelican Landing)
- ↪ Bay Creek CDD (Pelican Landing)
- ↪ Mediterra South CDD
- ↪ Walnut Creek CDD
- ↪ Pine Air Lakes CDD
- ↪ Pelican Marsh CDD
- ↪ CFM CDD (Magnolia Landing)
- ↪ Wentworth Estates CDD (Treviso Bay)
- ↪ Miromar CDD
- ↪ Arbor Greene CDD
- ↪ Gateway Services CDD
- ↪ Portico CDD
- ↪ Sail Harbour CDD
- ↪ Riverwood CDD



COMPANY ORGANIZATIONAL STRUCTURE

Company Statistics

120 employees
 32 licensed professionals
 Average employee tenure of 13 years
 2 LEED accredited professionals

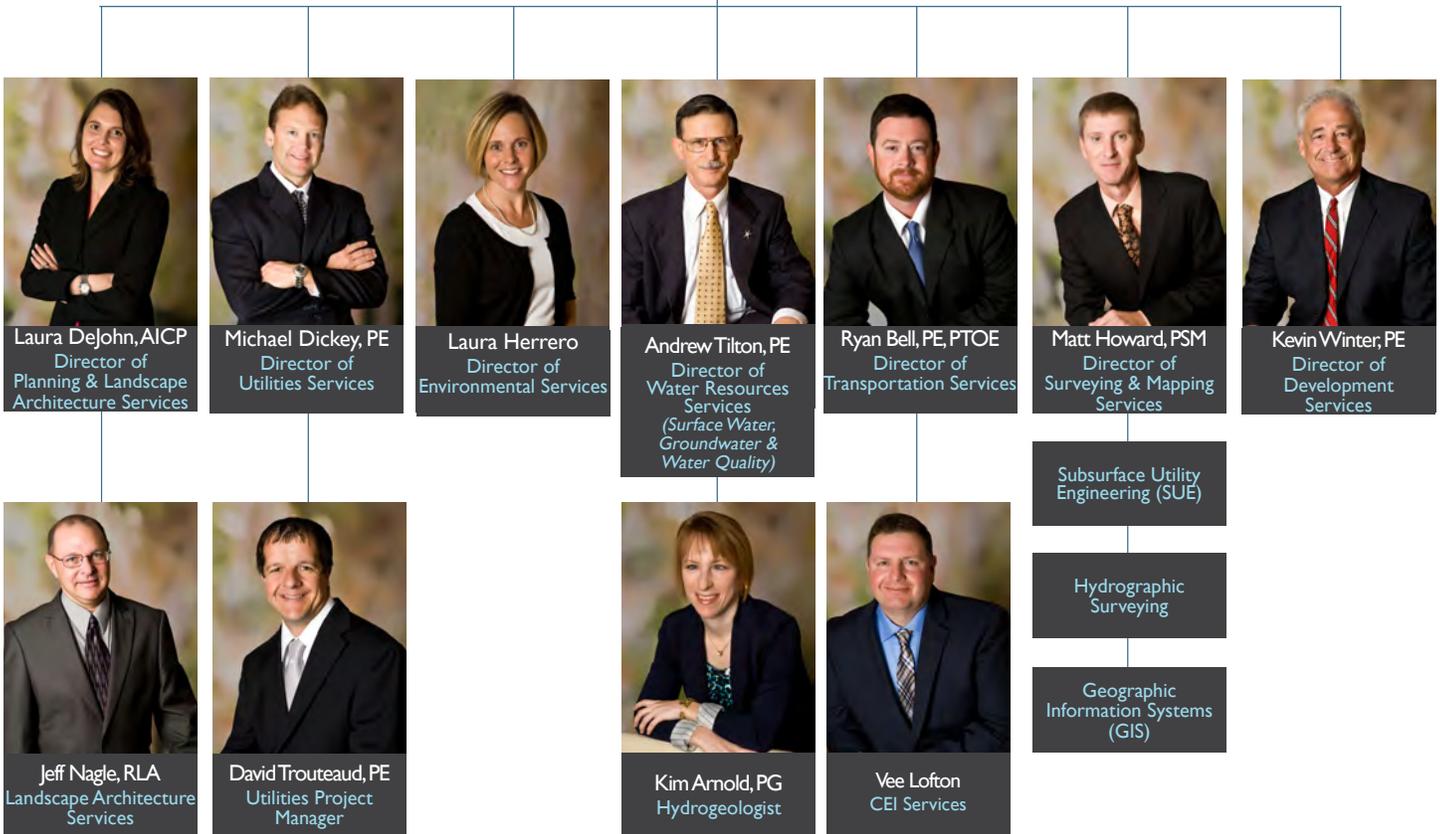
Johnson Engineering is a corporation led by seven Board of Directors and is comprised of seven specialized market groups. Each market group is led by a key officer whose job is to provide beneficial decision making for the company and integrate these decisions with the other market groups.



Lonnie Howard, PE
President



Phil Chang, PE,
Project Manager



CAPABILITIES SUMMARY

We have an experienced team of professional civil engineers, ecologists, scientists, geologists, surveyors and mappers, certified land planners and landscape architects located throughout Florida., many of whom have considerable CDD experience. Our extensive list of well-known Florida CDD's, residential communities, roads, schools, hospitals, airports, shopping centers, resorts and commercial developments show our continued responsibility in developing Florida's communities.

Land Development



- Mixed-Use
- Urban
- Residential
- Commercial & Industrial
- Institutional & Educational
- Medical
- Permitting
- Construction Observation & Administration
- Environmental Assessment (Due Diligence)
- Environmental Resource Permitting
- Wetland Assessment
- Mitigation Design & Monitoring
- Threatened & Endangered Species Management

Environmental Consulting



Surveying & Mapping



- Subsurface Utility Engineering & Mapping (SUE)
- Hydrographic Surveying
- Transportation Surveying
- Geographic Information Systems (GIS)
- ALTA & Boundary Surveys
- Construction Layout & Platting
- Geotechnical & Aerial Support
- Hydrogeological Investigations
- Consumption Water Use Permitting
- Well & Wellfield Design
- Water Supply Planning
- Deep Injection Well Design & Permitting
- Groundwater Modeling

Groundwater Resources



Transportation



- Roadway Design & MOT
- Resurfacing, Rehabilitation & Restoration
- Access Plans & Permitting
- Traffic Impact Analyses
- Route Studies
- Intersection Studies & Sidewalks
- CEI Services
- Surface Water Master Planning
- BMP Selection & Design
- Surface Water Retrofit
- Hydrological, Hydraulic & Water Quality Modeling
- Federal, State, & Local Surface Water Permitting
- Flow & Stage Monitoring

Surface Water Resources



Utilities



- Utility Master Planning
- Water Distribution Facilities
- Wastewater Collection
- Hydraulic Modeling
- Pumping Facilities
- Irrigation Systems
- Storm/Surface Water Quality Studies
- Groundwater Quality Studies
- Estuarine/Coastal Studies
- Subaqueous Sediment Characterization
- NPDES Compliance Monitoring
- Filter Marsh Evaluation
- TMDL Pollutant Loading
- Turbidity Monitoring

Water Quality Studies



Land Planning



- Strategic Planning
- Master Plans & DRI's
- Community Planning
- Comprehensive Planning & Zoning
- Corridor Planning
- Facility Planning
- Sustainable Planning
- Local Government Assistance
- Environmental Design
- Commercial Design
- Park Planning
- Graphic Design
- Community Design
- Streetscape Design
- Construction Observation
- Planting & Irrigation Design

Landscape Architecture



**ASSIGNED TEAM
ORGANIZATIONAL CHART**

Below is our proposed team we have hand selected to best serve the needs of the CDD. Our team is available and ready to start immediately.



TEAM BIOS



Phil Chang, PE

Project Manager/District Engineer

Phil is the branch manager, overseeing all daily operations for our Lutz office. He has worked on various projects throughout Florida, and is the District Engineer for Community Development Districts. He is familiar with the design and permitting procedures of the local municipalities as well as the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT). Phil's primary experience as a project manager includes peer review, design and permitting of transportation improvement projects along with other public sector projects. This range of experience results in creative solutions to atypical project challenges.



Andrew Tilton, PE

Principal-in-Charge

Andy is the director of our water resources market group. He has been with Johnson Engineering since 1978 and is a shareholder of the company. Andy has completed the surface water management design and permitting for the expansion of the SWFIA (RSW), with total costs exceeding \$400 million. Andy has been the District Engineer for Telegraph Cypress Water Management District. The District covers about 28 square miles in Charlotte and Lee Counties. He has also been the District Engineer for several Community Development Districts in Lee and Collier Counties. Andy has been an expert witness on a limited number of projects. Andy has served as the senior engineer for surface water on many of the firm's roadway projects for Lee County Department of Transportation, City of Cape Coral, City of Fort Myers, Collier County and the FDOT. He provides direction for monitoring, permitting, design and construction related issues.



Jordan Varble, PE

Water Management

Jordan joined Johnson Engineering in 2015 and is a Professional Engineer in the company's Water Resources group. Jordan earned his Master of Science in Civil Engineering from Colorado State University in 2011 and Bachelor of Science in Civil Engineering from Missouri S&T in 2009. Jordan's experience as an engineer includes regional watershed modeling, groundwater modeling, data analysis, hydraulic pipe modeling, observation and analysis of geophysical logging programs, construction inspection, well design, groundwater testing and analysis, water demand calculations, regulatory permitting, surface water design, technical report writing, land surveying, agricultural irrigation system evaluation, engineering due diligence and expert witness engineering reports.



Jeff Nagle, RLA

Landscape Architecture

Jeff joined Johnson Engineering in 2012 as a principal landscape architect. Jeff brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients, including CDDs, with on-time and on-budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction. Jeff's specialties include master planning, parks and recreation, streetscapes, roadway, environmental reclamation and mitigation, low impact development, and lighting design.



David Trouteaud, PE

Utilities

Dave joined Johnson Engineering in 2005 and manages various utility related projects. As project manager, he specializes in utility master planning, hydraulic modeling, design of water distribution systems, wastewater collection systems and irrigation systems. David frequently works with Johnson Engineering's land development group, assisting with the design of utility systems for developments throughout Florida.





John Curtis, CSE

Environmental

John is a certified senior ecologist on our environmental team. He has worked on all aspects of environmental projects for the firm, including environmental services for Longleaf and Suncoast CDDs. With over 22 years of experience at the firm, John has played an instrumental role in environmental permitting, critical habitat and protected species mapping and management, and environmental mitigation design for numerous public and private clients. He was the lead ecologist responsible for the wetland delineations, habitat mapping, mitigation design, and environmental resource permitting for several recent School District of Lee County projects, including Bonita High School, Gateway High School and Middle School MM. He also managed all aspects of environmental permitting for The Forum, a 700-acre mixed-use development in Fort Myers, and recently prepared environmental restoration and planting plans for Pine Air Lakes Community Development District.



Matt Howard, PSM

Survey & Mapping

Matt has been with Johnson Engineering since 2000 and has more than four decades of experience in the field of surveying and 30 years as a licensed Professional Surveyor and Mapper. Matt became a partner of Johnson Engineering in 2005 and is the firm's Director of Survey and Mapping. He has performed surveys for many public and private sectors, including performing surveys for large land owners such as Babcock, Kitson Partners, United States Sugar Corporation, Hilliard Brothers of Florida, ALICO, McDaniel Ranch, Bob Paul, Inc. and Bonita Bay Group.



Josh Hildebrand, PE, PTOE

Transportation

In 2007, Josh began his professional career and has since served as a team member in the transportation services division at Johnson Engineering. He has worked on various projects throughout Southwest Florida and is familiar with traffic studies, supervision of traffic data collection, roadway design, pathway design, construction, and the permitting procedures of the local municipalities. Josh has worked on 100+ traffic / construction feasibility-related engineering studies, roadway and drainage design projects within public right-of-way. This experience provides him with a unique understanding of the development of corridor and intersection design, parking demand, traffic generation, ADA compliance-related challenges, and the permitting requirements on both private and public capital improvement projects.



Michael Lohr, PSM

Geographic Information Systems (GIS)

Mike began performing GIS work for the State of Florida, Bureau of Survey and Mapping in 1995. This work included ownership mapping for the FDEP's C.A.R.L. land acquisition program, cataloging more than 70,000 parcels slated for purchase by the State of Florida. Mike completed a large project, which included section corner locations and hydrology for Collier County GIS department. He also completed an enterprise wide GIS mapping/data system for Bonita Springs Utilities. Other GIS projects include: infrastructure data expansion for both the Cities of Fort Myers and Bonita Springs, an NPDFS Outfall GIS Mapping project for Bonita Springs and GIS/Web based mapping for The Babcock Preserve; the largest conservation acquisition in Florida's history and The Babcock Ranch Community, a planned community of more than 17,000 acres in Charlotte and Lee County, Florida.



Tremayne Whitfield

Construction Observation

Tremayne joined Johnson Engineering in 2004 and works in the transportation group. He has 16 years of experience and training in roadway design utilizing FDOT standardization. His skills include an array of software for not only roadway design, but also computer visualization. Tremayne has provided general construction observation for capital improvement projects as well as infrastructure maintenance repairs within the CDD. His other duties have included a field review of nearly 300 storm structures as part of a community-wide storm infrastructure condition assessment study.



Laura DeJohn, AICP

Planning

A Certified Planner since 2001, Laura has more than 20 years of professional experience in both public and private sector planning, including five years as a planner for the City of Naples. As Johnson Engineering's Director of Planning & Landscape Architecture, Laura manages projects involving development feasibility studies and site assessments, monitoring reports, code writing, preparation and presentation of land use and zoning applications, site design, master planning, and community visioning. Her experience includes entitlement of new development and redevelopment projects; architectural design review; annexation; and incentive-based codes. She has presented for the American Institute of Architects of Southwest Florida, FGCU, and the Florida Chapter of the American Planning Association, and is an appointed member of the Collier County Development Services Advisory Committee.



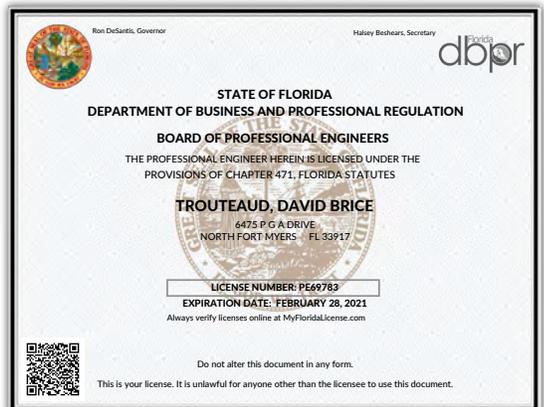
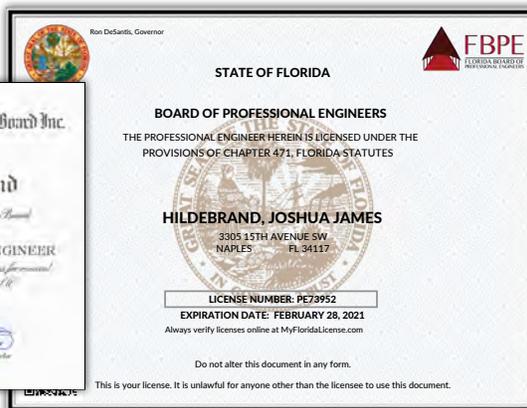
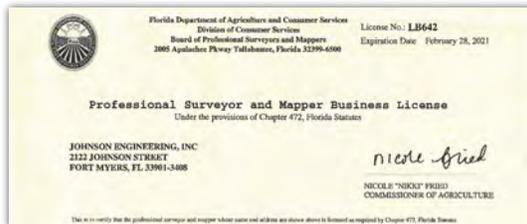
James "Vee" Lofton

CEI

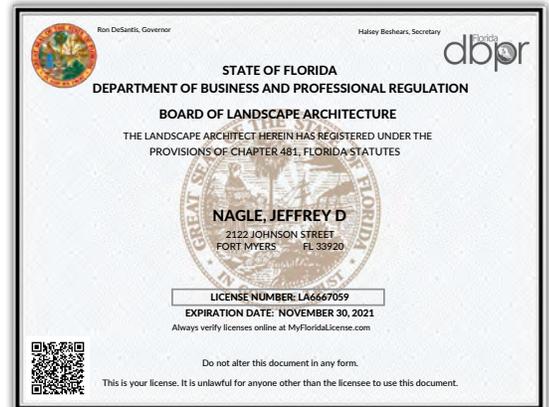
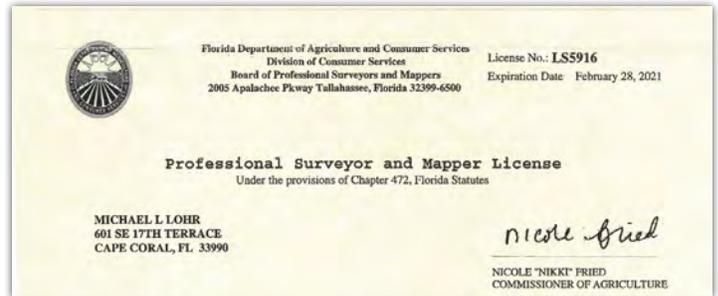
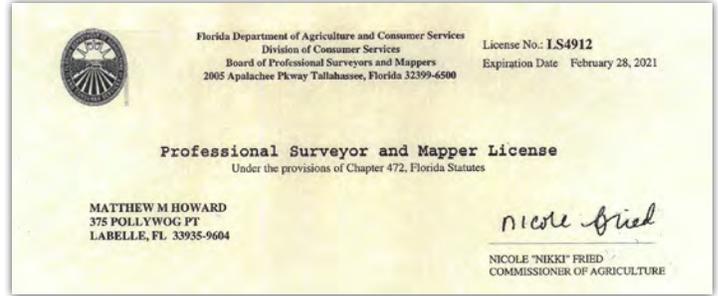
Vee is director of the construction engineering & inspection (CEI) team. He has more than 30 years of experience in roadway and bridge construction, project administration, and inspection in both traditional design-bid-build and design-build. His extensive experience also includes interstate highways and bridges, pile driving, earthwork, sub grade and base construction, asphalt paving, drainage items, and all types of utilities and related relocations. He specializes in document control for both quality assurance and quality control testing. His previous experience as a consultant program manager with the Florida Department of Transportation (FDOT) gives him a unique perspective of the bidding process, construction techniques utilized, as well as an understanding of the maintaining agency's needs.



BUSINESS & PROFESSIONAL LICENSES



I. Ability and Adequacy of Professional Personnel



APPROACH & IMPROVEMENT RECOMMENDATIONS



Community Development District Experience

Our team has extensive Community Development District (CDD) experience throughout Florida, as we are the District Engineer for many CDDs. The work for them includes establishment, reports for bonds; and assisting during the construction and development process, as well as during the operation and maintenance of the CDD. During the construction and development process, we prepare the Engineer's Reports and amendments when needed, and review and approve requisitions from bond proceeds. We also participate in the operation and maintenance with the CDD through work of facilities modifications, GATSB 34, upgrades to irrigation and maintenance facilities, as well as modifications to the water management system. We have assisted, and are currently assisting, Districts with sidewalk/ADA assessments, traffic signage and pavement marking surveys, pavement condition assessments, drainage issue resolution, pond and wetland inspections, road resurfacing and improvement projects. We have also developed a Permit Criteria Manual to be used for new phases of development within the District limits of one of our clients.

On a regular basis (sometimes monthly), we survey our existing CDD/HOA communities and provide a report to the District Manager identifying any safety or infrastructure concerns. Our reports have included photos and descriptions of lifted and/or cracked sidewalks (sometimes as a result of tree roots) related to ADA non-compliance, areas of ponding, slope erosion/failure, locations of faded traffic signs or pavement markings and locations of pavement failure. Solutions have included chemical grout injection to address sidewalk trip hazards, saving our clients time and money (we were able to address 10 times the number of trip hazard locations using this method verses the traditional sidewalk removal and replacement method for the same amount of money freeing up funds for other projects). Root barriers have also been implemented in addressing the sidewalk locations being affected by tree roots. Our experience has shown that some issues can be resolved quickly and with minimal disruption to a community's residents by pursuing alternatives to construction.

As an incoming District Engineer, it is important to quickly get up to speed with the goals of the District. Phil will communicate and coordinate with the outgoing District Engineer to obtain as much information as possible as part of his efforts for a smooth transition. He will also familiarize himself with the issues that are affecting the District by reviewing the meeting minutes from the past year that are available on the District's website. This will provide him with a snapshot of the issues as well as provide an indication of the issues that are relevant to the residents based on their public comments. Lastly, he will communicate/coordinate with the District Manager and pose any questions arising from his discussions with the former District Engineer and his review of the public records in preparation for the initial monthly CDD meeting.

NPDES Experience

In 1994, the Environmental Protection Agency (EPA) sent Lee County a letter requiring them to apply for a Municipal Separate Stormwater Sewer System (MS4) permit under the requirements of the Clean Water Act. Lee County, through the Consultants' Competitive Negotiation Act, FS 287.055 (CCNA) process, hired our team to prepare Part I and Part II of their applications. This included data gathering of stormwater systems, legal ordinances and financial information. In addition to the information gathered in the application for Lee County, our team prepared the same information for the City of Sanibel and the City of Fort Myers. We also worked in conjunction with Gateway Services CDD, a Chapter 190 CDD, in Fort Myers, to complete their application at the same time.

Much of the Part I application was a data gathering exercise. This work was not to create new data, but to accumulate and organize data on known facilities. This included culverts, bridges, water control structures, streams, water quality data, operation financial data, maintenance, and construction and for ordinances and rules that gave Lee County, the cities, and the CDDs the legal authority to enforce water quality rules that met the Clean Water Act requirements.

We prepared maps for the application and had them updated, in conjunction with compiling annual reports to the EPA and the Florida Department of Environmental Protection (FDEP). The maps show the location of outfalls, screening locations for dry-weather screening programs, and land use information. Our annual report work included the text writing, data compilation, and field screening for illicit discharges to the stormwater system. This was completed to meet the requirements under the permitting program.

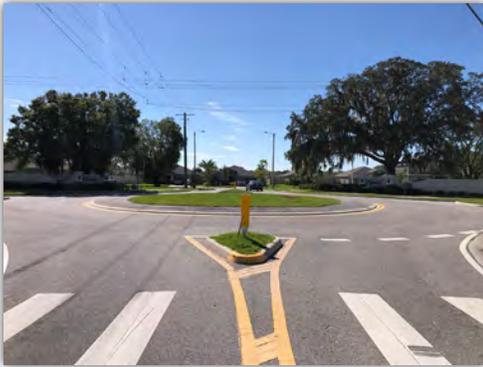




Over the past six years, we have successfully completed annual reports for the City of Sanibel, the City of Bonita Springs and several CDDs throughout Florida. These reports have been submitted to the EPA and FDEP for their review. Few, if any, additional responses were required each year for the annual reporting process. The FDEP has made changes to the required format for the annual reports since taking over delegation, and our firm remains current with these changes.

Transportation

Phil Chang, who would lead the team as District Engineer, has assisted other local CDDs/HOAs with their roadway maintenance issues by communicating solutions promptly as if they had their very own Public Works department. With more than 15 employees supporting him within our transportation market group, we are experienced in a wide array of roadway design and construction inspection services. We are familiar with the requirements and operating procedures of nearly all municipalities in Florida including the FDOT and Hillsborough County. We are also experienced in all manners of permitting associated with transportation improvements.



Our design services range from sidewalk ADA compliance reviews, corridor analyses, preliminary design studies, and intersection improvements to full scale major roadway design. Roadway design is intricately correlated with the adjacent development, drainage, utilities, and environment. With in-house expertise in these areas as well, we offer a comprehensive design and permitting service. We also have long standing relationships with proven consultants in the transportation sub-disciplines of traffic, lighting, and signalization. These relationships perfectly complement our core design, providing a complete and quality design product.

Our transportation group also offers construction engineering and inspection (CEI). With 10 FDOT certified roadway and utility construction inspectors, we have the means to make sure the design is constructed properly. Our inspection staff is also well versed in the construction and acceptance criteria of the local municipalities. On-site inspection is critical to ensure compliance not only with the plans, but with the specifications and contract documents. Inspection is often required in cases where improvements are to be turned over to a local municipality for maintenance. Our local experience and thorough expertise in all manners of transportation improvement projects will ensure a quality product is delivered in an efficient manner, from conception to completion.



Environmental Monitoring Experience

Our team is adept at the preparation of all types of mitigation and environmental monitoring reports, as required, for the Southwest Florida Water Management District, the Army Corps of Engineers, and any pertinent local agencies requiring this information. In addition, mitigation monitoring protocol is established and designed as specified in the permits issued for development. We have implemented monitoring programs for a variety of mitigation areas ranging from under 10 acres to 7,000 acres. Components of typical monitoring programs include the establishment and analysis of vegetation monitoring transects, groundwater monitoring wells, identification and quantification of fish varieties along with macro-invertebrates for wetland health and surface water quality within freshwater and estuarine wetland ecosystems.



Utilities

Utilities play a fundamental part in our everyday lives, yet we take for granted the vast systems of water, irrigation and sewer lines that run beneath us, and the engineering it took to provide such consistent service. Our utilities market group is a highly motivated and energetic group of professionals dedicated to the water and wastewater industry. Our expertise has brought water to fire hydrants, drinking fountains, and swimming pools throughout Florida and provided wastewater systems for entire communities.

Landscape Architecture

It has been said, "You only get one chance to make a first impression." This adage expresses the primary reasons for developing beautiful landscapes and streetscapes along the main corridors and neighborhood entries within your community. The main portal into this existing residential neighborhood will set the stage for impressions of the community by residents and visitors. The character of this roadway should stand out and reflect that certain level of treatment and attention to detail that represents the lifestyle within the community. At the same time it must emphasize a gracious welcoming into this neighborhood and the variety of amenities it provides.

Our guide for developing a beautiful landscape renovation design will be our focus on complying with the Landscape Committee's goals and "Vision". For this project, the landscape renovation design will include:



- ↳ Utilizing "Florida Friendly" and native landscaping,
- ↳ Incorporating native and drought tolerant plantings,
- ↳ Minimizing landscape maintenance,
- ↳ Implementing sustainability with the elimination of standard irrigation practices,
- ↳ Compliance with sight visibility requirements,
- ↳ Proposed landscape enhancements that provide continuity with existing landscaping surrounding the project area.

Landscape Architecture Services for Community Development Districts (CDD) include:

Design Review for Building Guideline Compliance

- ↳ New construction
- ↳ Remodeling / Additions
- ↳ Color & material change recommendations & approvals

Horticultural Maintenance

- ↳ Site walkthrough evaluation & report: Are you paying for too much maintenance? Occasional pruning vs. continual trimming
- ↳ Maintenance guide: Excessive trimming...it all looks the same! Fertilization for healthy plants, pest control recommendations

Arboricultural & Coordination Services

- ↳ Tree trimming overview & recommendations. Trees can create ongoing concerns if left unattended... insurance implications!
- ↳ Coordinate work with Certified Arborists

Design Upgrades to Maintain Property Values:

- ↳ Community "Branding" and Master Planning
- ↳ Refurbish declining plantings
- ↳ Site enhancements with sustainability techniques and Low Impact Development (LID) design
- ↳ Landscape modifications, revised plant palette suggestions for better curb appeal, less maintenance, reduced water consumption - sustainability/Florida Friendly/native
- ↳ Hardscape refurbishment: fences and buffers, pavements, signs, water features, pools and spas, recreation elements, image & identity, outdoor furniture, etc.
- ↳ Landscape lighting design/area lighting design
- ↳ Community "Branding" and Master Planning
- ↳ Site lighting design
- ↳ Refurbishment/enhancements with sustainability techniques and Low Impact Development (LID) design

Irrigation

- ↳ Perform a wet check to evaluate proper design & operation
- ↳ Design modifications, upgrades & water use improvements
- ↳ Water source design and connections (well, potable or reclaim)

Permitting & Compliance

- ↳ Americans with Disabilities (ADA) Compliance Audits
- ↳ Tree removal permits
- ↳ Landscape & Irrigation Certification
- ↳ Local government permitting: county, city

Landscape Construction Phase Services

- ↳ Plans Preparation
- ↳ Bidding Assistance
- ↳ Construction Observation & Reporting





Geographic Information Systems (GIS)

Our team uses ESRI's ArcGIS technology to provide an array of interactive digital mapping, data management and spatial analysis and 3D modeling solutions. Tailored web-based applications may be developed for secured, client-only access or for public presentation of maps and support analysis of spatial data. Using GPS, conventional surveying and subsurface utility engineering, our team can provide GIS utility mapping, including asset management, inventories, systems analysis tools and real time system conditions and monitoring. We locate and identify the elements, attributes and condition of these networks and offer a true working model to our clients. We also offer the support, update and maintenance of our GIS deliverables to ensure that our clients have the most up-to-date and accurate mapping resources available.

Johnson Engineering's GIS team has developed Mobile Mapping applications for iPhone and iPad devices, as well as for some Android and Blackberry mobile devices. These applications allow you to access and view your project specific data layers on your mobile device, and see your current position relative to those layers with an aerial background using your device's GPS location information. Mobile maps are also viewable using standard desktop web browsers. Data layers vary from point based features to linear or polygon features. Our team currently employs this technology to assist field operations for environmental/species mapping, well locations and stormwater facilities.

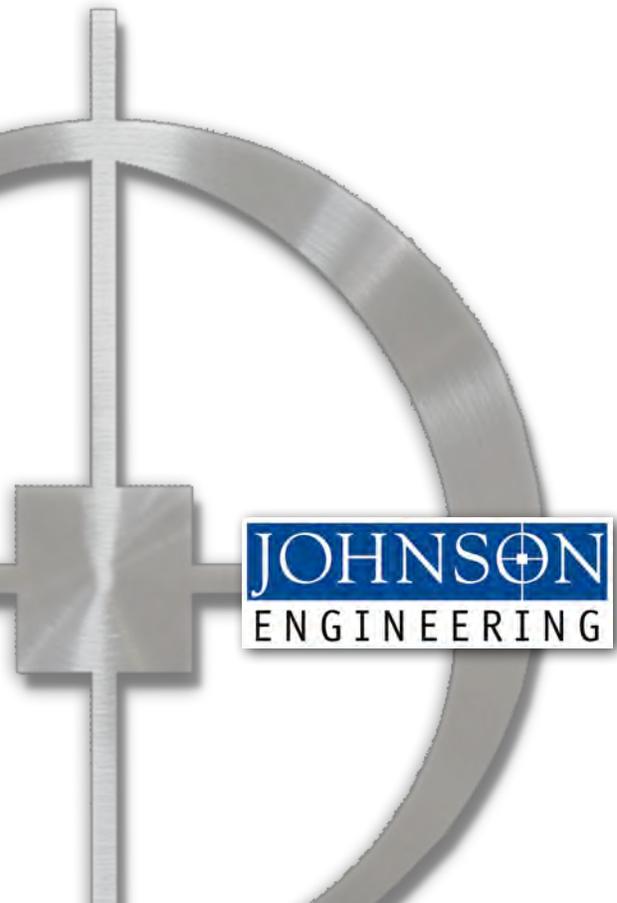


Mobile Mapping Application Benefits - ArcGIS Application - Uses

- ↪ Navigate to field features like wells, structures, monitoring stations, etc.
- ↪ Illustrate for clients, proposed conditions on site.
- ↪ Visualize multiple projects with aerial backgrounds.
- ↪ Locate and visualize existing/proposed underground facilities.
- ↪ Follow onsite drainage patterns and interaction with regional drainage features.
- ↪ Track and navigate to project assets and amenities
- ↪ Depict and navigate to Boundary Survey and Control monumentation.
- ↪ Overlay and visualize a variety of agency polygon coverages with your project limits like Land Use/Land Cover; Wetlands, Soils, Water Body IDs, FEMA Flood Lines, Zoning, Future Land Use, etc.



2. CONSULTANT'S PAST PERFORMANCE



PREVIOUS CDD DISTRICT ENGINEER EXPERIENCE

FOREST CREEK CDD

District Engineer

Rizzetta & Company
Mr. Scott Brizendine
9428 Camden Field Parkway
Riverview, FL 33578
(813) 533-2950
sbrizendine@rizzetta.com



Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.

RIVERBEND WEST CDD

District Engineer

Rizzetta & Company
Jennifer Goldyn
9428 Camden Field Parkway
Riverview, FL 33578
(813) 533-2950
jgoldyn@rizzetta.com



Johnson Engineering has served as the District Engineer for this community in the Ruskin area of Hillsborough County since 2018. As District Engineer, we have assisted the community with the oversight of a 27.4 acre expansion to the District (an increase in size of almost 50%). We have also assisted the District with issues related to safety, drainage, traffic and District easements.

LONG LAKE RANCH CDD

District Engineer

Rizzetta & Company
Mr. Bryan Radcliff
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
(813) 533-2950
bradcliff@rizzetta.com



Johnson Engineering was selected to provide professional engineering services for the Long Lake Ranch Community Development District in 2019. Since that time, we have assisted the District with a variety of issues including those related to the Americans with Disabilities Act (ADA), infrastructure assessments, sidewalks, pavement/roadway, drainage, erosion, property encroachments, utilities, groundwater and lighting.

PARK PLACE CDD

District Engineer

Meritus Districts
Mr. Brian Howell
2005 Pan Am Circle, Suite 120
Tampa, FL 33607
(813) 397-5120
brian.howell@meritusdistricts.com



As District Engineer for the Park Place CDD, Johnson Engineering has provided general engineering services related to traffic calming, roadway repairs and improvements (asphalt and brick pavers), ADA compliance, vendor/contractor selection and oversight, parking assessments and inspection of stormwater detention ponds as well as a other professional services on an as-needed basis. By closely coordinating with the District Manager and communicating effectively with the Board, we have been able to assist the District in maintaining its infrastructure at an acceptable level.

LONGLEAF CDD

District Engineer

Meritus Districts
 Mr. Brian Howell
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607
 (813) 397-5120
brian.howell@meritusdistricts.com

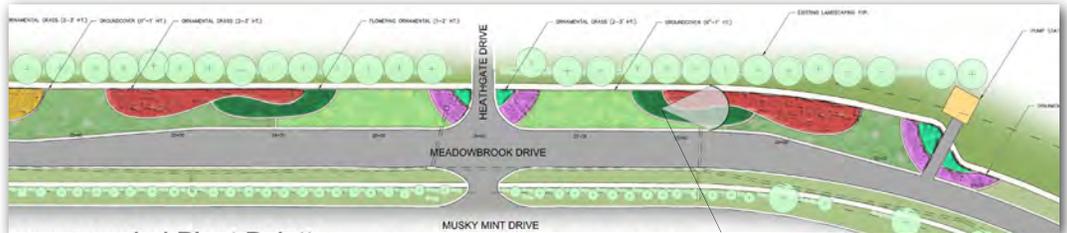


Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009. The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Additional services have included sidewalk/ADA surveys, resolution of trip hazards as a result of tree roots, solving drainage issues, pavement condition surveys, construction administration and observation, and regular communication with District Staff.

SUNCOAST CDD

District Engineer

Meritus Districts
 Mr. Brian Howell
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607
 (813) 397-5120
brian.howell@meritusdistricts.com



Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013. Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries.

CORY LAKES CDD

District Engineer

Wrathell, Hunt & Associates, LLC.
 Mr. Chuck Adams
 9220 Bonita Beach Road,
 Suite 214
 Bonita Springs, FL 34135
 (239) 498-9020
adamsc@whassociates.com

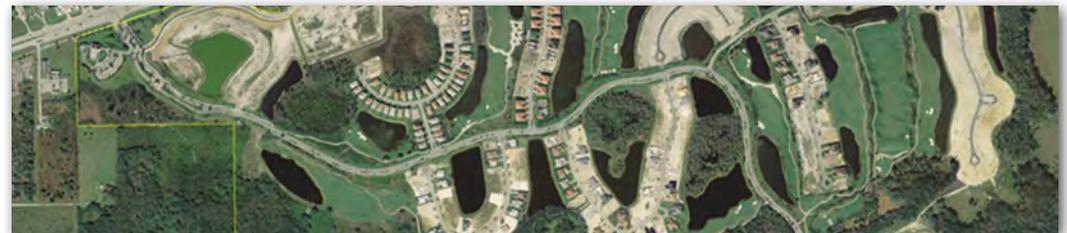


Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.

VERANDAH WEST CDD

District Engineer

Wrathell, Hunt & Associates, LLC.
 Mr. Chuck Adams
 9220 Bonita Beach Road,
 Suite 214
 Bonita Springs, FL 34135
 (239) 498-9020
adamsc@whassociates.com



Johnson Engineering prepared the original Engineer's Report and amendments along with the other items in the community. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, onsite testing and certifications to the regulatory agencies. We also helped with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.



LAKESIDE PLANTATION CDD

District Engineer

Governmental Management Services - Central Florida, LLC
George Flint, District Manager
135 West Central Blvd, Suite 320
Orlando, FL 32801
(407) 841-5524
gflint@gmscfl.com



Johnson Engineering provides professional engineering services for Lakeside Plantation Community Development District. We service as District Engineer in the areas of stormwater management, environmental issues, transportation/roadway issues, utility design, landscape design, and construction management and observation, along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

MEDITERRA

District Engineer

Wrathell, Hunt & Associates
Mr. Chuck Adams
9220 Bonita Beach Road,
Suite 214
Bonita Springs, FL 34135
(239) 498-9020
adamsc@whhassociates.com



Johnson Engineering has been the District Engineer at Mediterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.

PELICAN MARSH CDD

District Engineer

Dorrill Management Group
Mr. W. Neil Dorrell
5672 Strand Court, Suite 1
Naples, FL 34110
(239) 592-9115
nsdorrell@aol.com



Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues. In 2017, the community began a multi-year roadway paving project of the main CDD roads. Our transportation group provided a pavement condition report and Construction, Engineering, and Inspection (CEI) services during the project to monitor contractor performance and verify invoicing quantities.

PINE AIR LAKES CDD

District Engineer

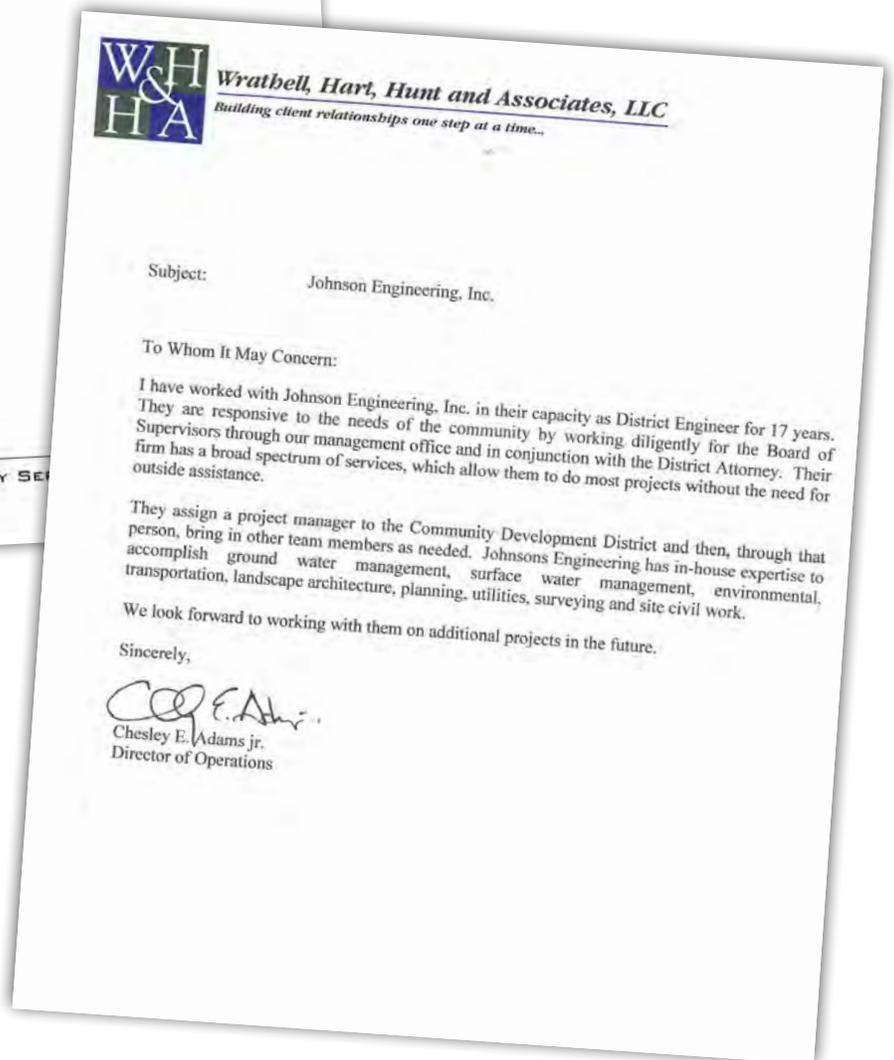
Governmental Mgmt. Services
Mr. Rich Hans
5701 North Pine Island Road,
Suite 370
Fort Lauderdale, FL 33321
(954) 721-8681
rhans@govmgtsvc.com



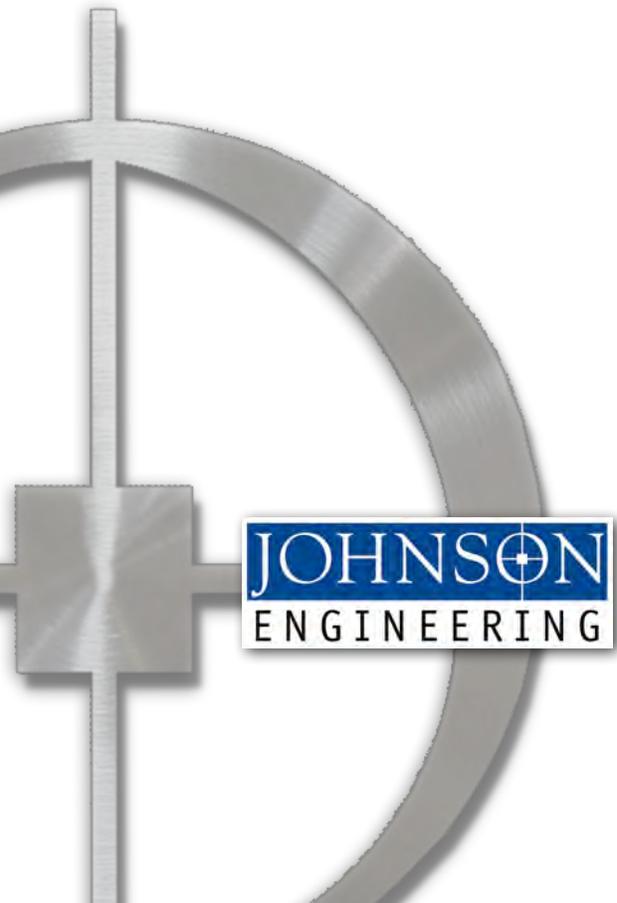
Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Our environmental team is currently providing preserve maintenance by overseeing exotic vegetation maintenance events.



CDD CLIENT REFERENCES

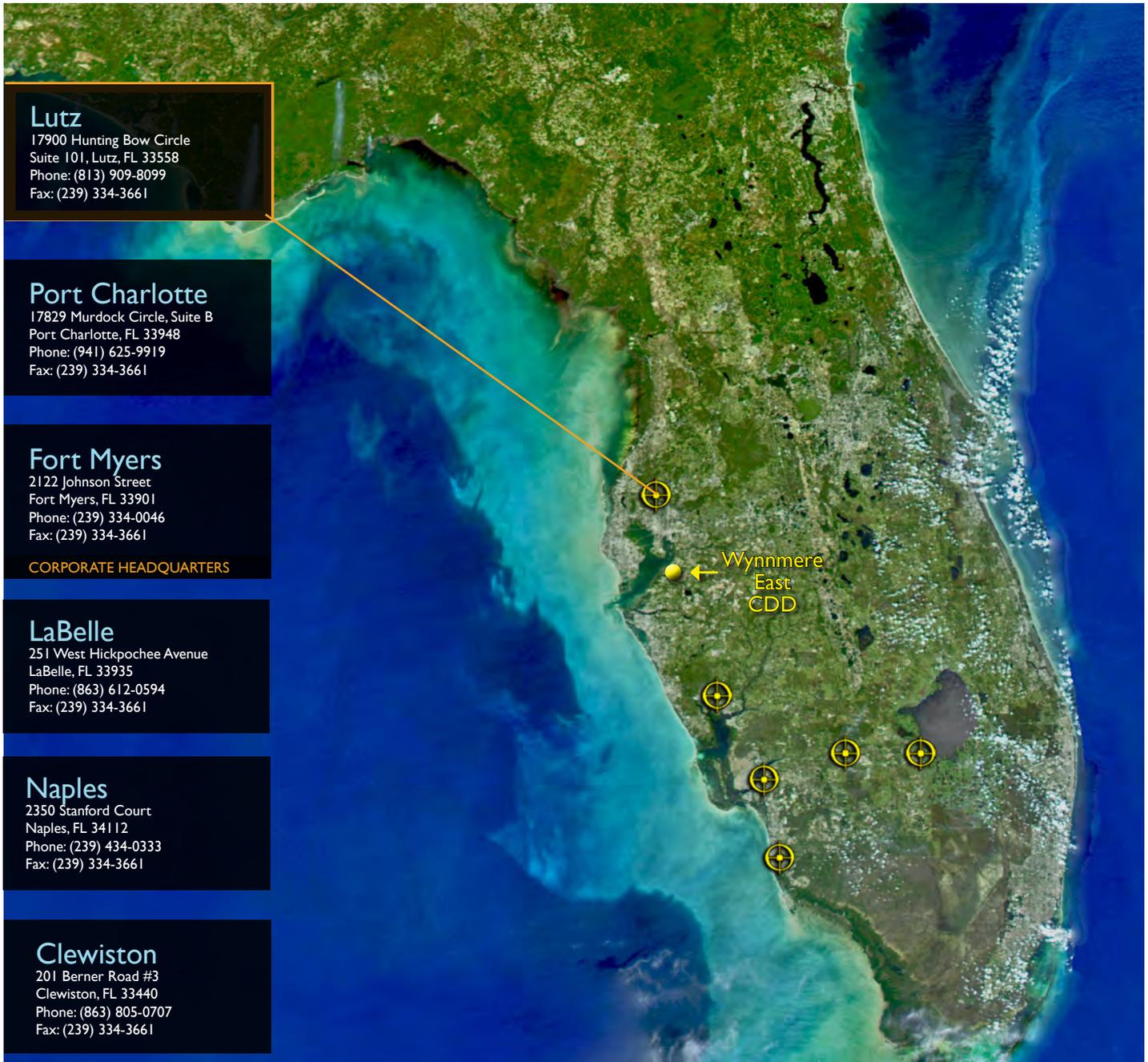


3. GEOGRAPHIC LOCATION

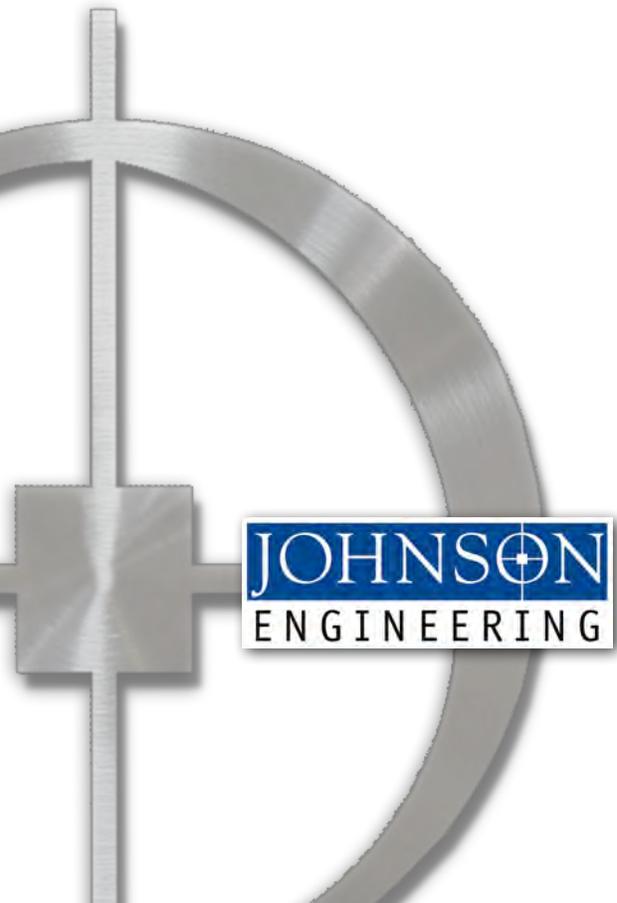


OFFICE LOCATIONS

Johnson Engineering has been headquartered in Fort Myers, Florida since 1946. The company has six offices located throughout Florida. The Wynnmere East CDD will be managed by Phil Chang, PE, who is the branch manager in our Lutz office. From this location, he has successfully provided District Engineering services throughout the Tampa Bay area, including in southern Hillsborough and Manatee



4. WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS



WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS

We have a great track record completing quick-turn assignments and we take great pride in developing unique strategies that can help reduce costs. Completing a project within budget and within the scheduled time allotted is our primary goal. Also of major concern is the quality of the product. Attaining these three goals is a matter of prioritizing the company's resources.

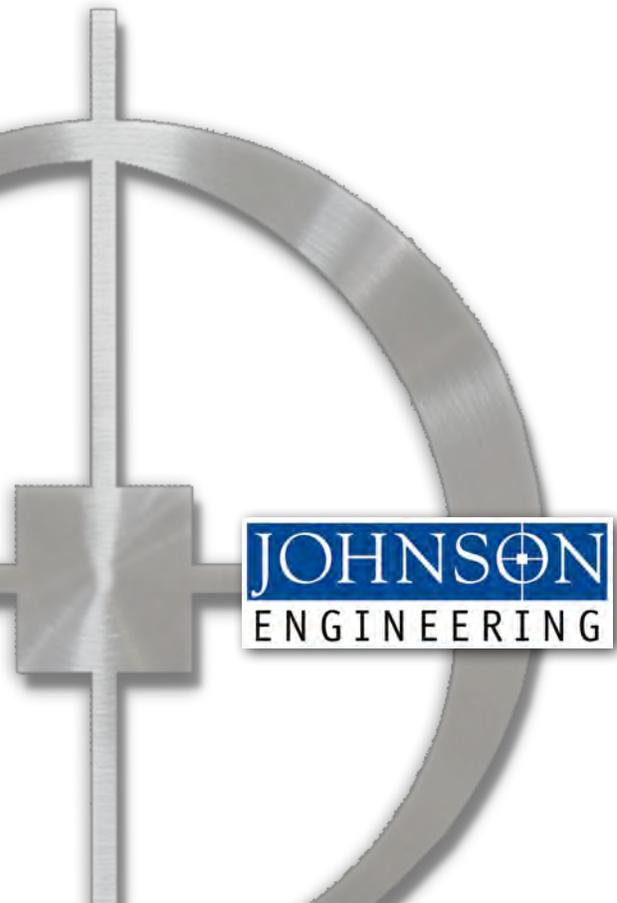
Control of the project costs starts in the proposal stage. An in-depth analysis of the proposed project and scope of work, with realistic time-frames and costs, will give the CDD a firm idea of exactly what product they will be getting, when they will get it and how much it will cost.

Should anything unforeseeable delay the project or cause a cost overrun, it is the our responsibility to inform you immediately as to the situation. As the consultant, Johnson Engineering will allocate the necessary resources and/or alter the schedule in an effort to accommodate the CDD's needs.

The quality of the product should not suffer in order to meet cost and schedule constraints. Proper planning, experienced personnel, communication between all parties and a workable QA/QC program produces quality products, within budget and on schedule. Johnson Engineering commits to continue providing this cost-efficient and timely service, as we have for many other Community Development Districts.



5. CERTIFIED MINORITY BUSINESS ENTERPRISE



MBE

Johnson Engineering is not a certified minority business. However, we take great pride in being an equal opportunity employer. Our goal is to establish a team in the best interest of our clients, while maintaining the standard of quality our firm and clients demand.

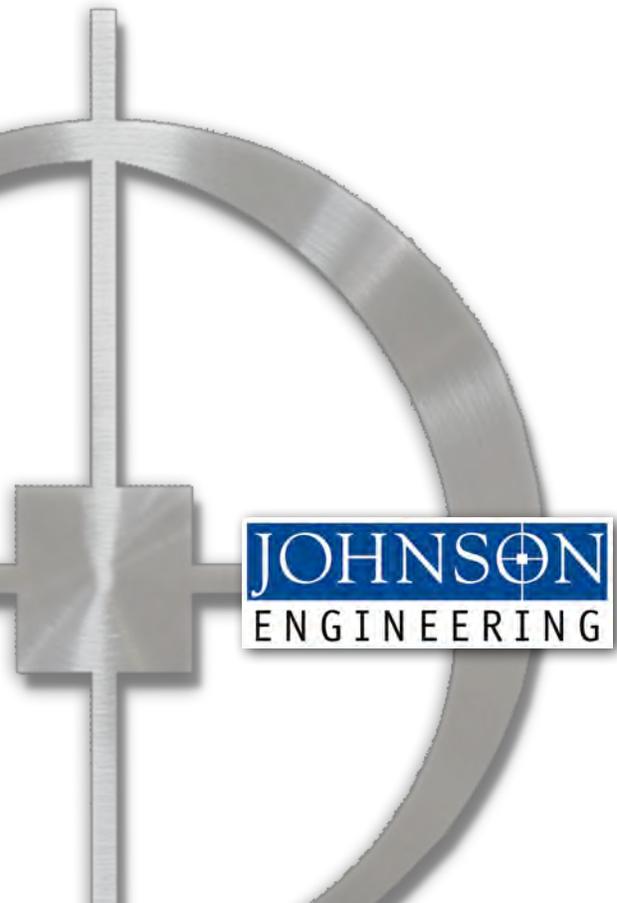


Equal Opportunity/Affirmative Action Employer

Johnson Engineering is an Equal Employment Opportunity and Affirmative Action Employer and seeks to recruit qualified women, qualified minorities, qualified individuals with disabilities and qualified protected veterans. It is the policy of Johnson Engineering not to discriminate against any employee or applicant for employment based on race, gender, age, disability or national origin or because he or she is a qualified individual with a disability, a disabled veteran, a newly separated veteran, a campaign veteran or an armed forces service medal veteran.



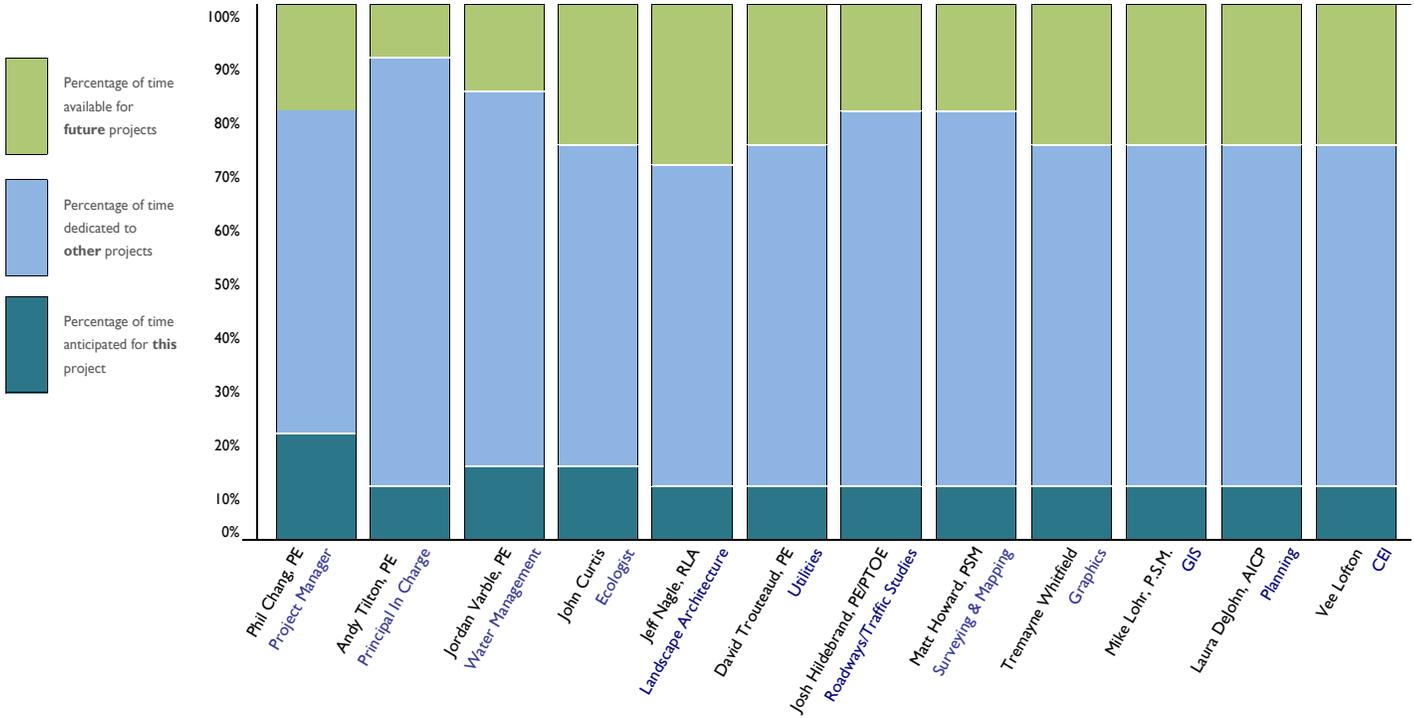
6. RECENT, CURRENT & PROJECTED WORKLOADS



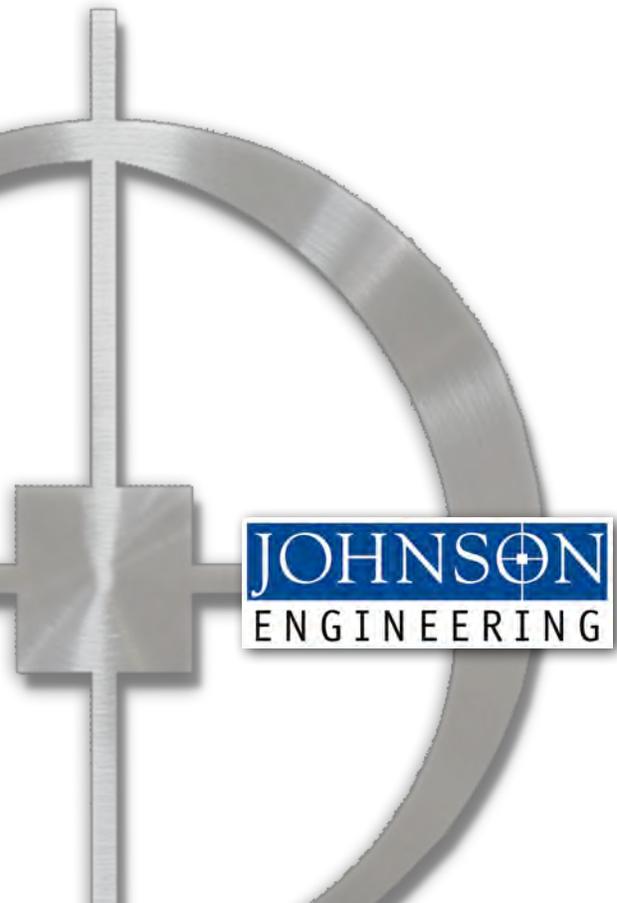
CURRENT & PROJECTED WORKLOAD

All key team members have sufficient availability and are excited to dedicate their efforts to help the CDD. With a company of over 120 experienced employees, we have the ability to accommodate your schedule.

Current Percentage of Available Time of Key Personnel



7. VOLUME OF WORK PREVIOUSLY
AWARDED TO CONSULTANT BY DISTRICT





As previously noted, we have been working with Community Development Districts for more than 40 years throughout the State of Florida. We have provided services related to drainage, survey, environmental issues, transportation/roadway issues, utility design, landscape design and construction management.

Although we have extensive experience acting as District Engineer, we have not previously been awarded any work by the Wynnmere East Community Development District. We have, however, successfully worked with Straley Robin Vericker at other CDDs.

If selected, we are ready to assist the Board to achieve its goals and to contribute to the efficient operation and maintenance of the District's infrastructure.



**Wynnmere East
Community Development District**

**Discussion of Installation of Security
Cameras**

**Wynnmere East
Community Development District**

Irrigation Issues at Front Entrance

(provided under separate cover)

**Wynnmere East
Community Development District**

**Contract Renewal with Solitude Lake
Management for Pond Maintenance**

SERVICES CONTRACT

CUSTOMER NAME: Jane Gaarlandt
PROPERTY NAME: Wynnmere East CDD
CONTRACT EFFECTIVE DATE: January 1, 2021 through December 31, 2021
SUBMITTED BY: Nick Viles
SPECIFICATIONS: Three Ponds (3,963 total linear feet perimeter) located in Ruskin, FL.

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$3,756.00**. SOLitude shall invoice Customer **\$313.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the customer will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the customer, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. For this reason, should the Customer cancel the contract early, or be in default for any reason, Customer will be responsible for immediately paying the remaining portion of annual contract work completed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

WYNNMERE EAST CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451**

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SCHEDULE A – ANNUAL MANAGEMENT SERVICES

Aquatic Weed Control:

1. Pond(s) will be inspected on **one (1) time per month** basis during the months of **March through February**.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **one (1) time per month** basis during the months of **March through February**.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis during the months of **March through February**.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on a **as needed** basis to help shade the pond(s) from sunlight penetration, thus helping to slow the growth of algae and aquatic weeds.
2. A combination of blue and black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one

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person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will continue to maintain all appropriate training and licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
7. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

**Wynnmere East
Community Development District**

Payment Authorization Nos. 151 – 155

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 151

11/5/2020

Item No.	Payee	Invoice Number	FY20 General Fund	FY21 General Fund
1	Business Observer Legal Advertising 10/23/20	20-03386H		\$ 67.81
2	FL Dept of Economic Opportunity Annual Fee FY 2021	83476		\$ 175.00
3	PFM Group Consulting LLC Website Maint. Fee Oct 2020	DM-10-2020-0044		\$ 100.00
4	Swanson & Son Inc. Lawn Care Oct 2020	15520		\$ 2,471.42
5	TECO Acct # 211005933836 Svcs 08/28/20 - 09/28/20	--	\$ 68.42	
	Acct # 211005934289 Svcs 08/28/20 - 09/28/20	--	\$ 915.51	
	Acct # 221001988080 Svcs 08/28/20 - 09/28/20	--	\$ 1,357.89	
			\$ 2,341.82	\$ 2,814.23
TOTAL			\$5,156.05	

Board Member

Lubna Sikder

From: MONA LEWIS <magddiva77@aol.com>
Sent: Tuesday, November 10, 2020 2:18 PM
To: Lubna Sikder
Subject: Re: Wynnmere East CDD PA#151

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: Use care with links and attachments.

Approval to pay #151

Mona Lewis

On Nov 9, 2020, at 12:23 PM, Lubna Sikder <sikderl@pfm.com> wrote:

Hi Mona

Attached is the payment authorization #151 / 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

<WE PA 151.pdf>

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 152

11/18/2020

Item No.	Payee	Invoice Number	FY20 General Fund	FY21 General Fund
1	Caliber Residential & Commercial Services Landscape Oct 2020	100		\$ 3,000.00
		102		\$ 2,078.00
2	PFM Group Consulting LLC Dist. Mgmt. Fee Oct 2020	DM-10-2020-0043		\$ 3,333.33
		DM-11-2020-0038		\$ 3,333.33
		DM-11-2020-0039		\$ 100.00
		OE-EXP-11-54		\$ 7.00
		112314	\$ 909.13	
3	Straley Robin Vericker Legal Counsel thru 9/15/2020	18914	\$ 2,574.55	
		18999		\$ 987.85
4	TECO Acct # 211005933836 Svcs 09/29/20 - 10/28/20	--		\$ 76.66
		--		\$ 915.59
		--		\$ 1,360.98
			\$ 3,483.68	\$ 15,192.74
TOTAL			\$18,676.42	

Board Member

Lubna Sikder

From: MONA LEWIS <magddiva77@aol.com>
Sent: Thursday, November 19, 2020 2:05 PM
To: Lubna Sikder
Subject: Re: Wynnmere East CDD PA#152

EXTERNAL EMAIL: Use care with links and attachments.

Authorization to pay #152

Mona Lewis

On Nov 19, 2020, at 9:47 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Hi Mona

Attached is the payment authorization #152 / 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

<WE PA 152.pdf>

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 153
12/1/2020

Item No.	Payee	Invoice Number	FY21 General Fund
1	Business Observer Legal Advertising 11/20/20	20-03702H	\$ 67.81
2	Caliber Residential & Commercial Services Landscape Nov 2020	104	\$ 3,000.00
	Rock, Mulch and Lighting	105	\$ 7,100.00
			<hr/> \$ 10,167.81
			<hr/> TOTAL \$10,167.81 <hr/> <hr/>

Board Member

Lubna Sikder

From: MONA LEWIS <magddiva77@aol.com>
Sent: Wednesday, December 9, 2020 4:29 PM
To: Lubna Sikder
Subject: Re: Wynnmere East PA #153

EXTERNAL EMAIL: Use care with links and attachments.

Payment authorization approved for #153

Mona Lewis

On Dec 9, 2020, at 4:24 PM, Lubna Sikder <sikderl@pfm.com> wrote:

Mona,

Please review and approve PA #153 for Wynnmere East CDD.

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
<image001.png>

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**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 154
12/18/2020

Item No.	Payee	Invoice Number	FY21 General Fund
1	Board Member Fees Meeting December 3, 2020		
	Mona Lewis	--	\$ 200.00
	Renee Lee	--	\$ 200.00
	Nikki Foster	--	\$ 200.00
2	PFM Group Consulting LLC		
	Dist. Mgmt. Fee Dec 2020	DM-12-2020-0054	\$ 3,333.33
	Website Maint. Fee Dec 2020	DM-12-2020-0055	\$ 100.00
	Billable Expense	112952	\$ 49.87
3	TECO		
	Acct # 211005933836 Svcs 10/29/20 - 11/25/20	--	\$ 34.91
	Acct # 211005934289 Svcs 10/29/20 - 11/25/20	--	\$ 915.59
	Acct # 221001988080 Svcs 10/29/20 - 11/25/20	--	\$ 1,360.89
			\$ 6,394.59
TOTAL			\$6,394.59

Board Member

Lubna Sikder

From: MONA LEWIS <magdiva77@aol.com>
Sent: Sunday, December 20, 2020 9:02 PM
To: Lubna Sikder
Subject: Re: Wynnmere East PA #154

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: Use care with links and attachments.

Authorization to pay invoice number 154 with the exception of fluffy Cazals as she was not present for the meeting Neither in person or by phone. Please send me verification that this payment did not go out as per our phone conversation on Friday December 18, 2020

On Dec 18, 2020, at 2:16 PM, Lubna Sikder <sikderl@pfm.com> wrote:

Mona,

Please review and approve PA #154 for Wynnmere East CDD.

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
<image001.png>

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WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 155
1/19/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Business Observer Legal Advertising 12/25/20	20-04007H	\$ 67.81
2	Caliber Residential & Commercial Services Landscape Dec 2020	106	\$ 3,000.00
3	PFM Group Consulting LLC Dissemination Agent Fees Oct-Dec 2020 Postage Nov 2020	113173 OE-EXP-12-57	\$ 1,250.00 \$ 28.32
4	Straley Robin Vericker Legal Counsel thru 12/15/2020	19244	\$ 2,101.45
5	TECO Acct # 211005933836 Svcs 11/26/20 - 12/29/20 Acct # 211005934289 Svcs 11/26/20 - 12/29/20 Acct # 221001988080 Svcs 11/26/20 - 12/29/20	-- -- --	\$ 19.73 \$ 871.86 \$ 1,294.61
6	VGlobal Tech Quarterly Website Audit Monthly Website Fee Jan 2021	2235 2342	\$ 300.00 \$ 125.00
			\$ 9,058.78
TOTAL			\$9,058.78

Board Member

Lubna Sikder

From: MONA LEWIS <magddiva77@aol.com>
Sent: Tuesday, January 19, 2021 1:15 PM
To: Lubna Sikder
Subject: Re: Wynnmere East PA #155

EXTERNAL EMAIL: Use care with links and attachments.

Approval to pay invoice #155

DivaMo

On Jan 19, 2021, at 10:12 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Hi Mona,

Please review and approve PA #155 for Wynnmere East CDD.

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

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**Wynnmere East
Community Development District**

Monthly Financials

Wynnmere East CDD
Statement of Financial Position
As of 1/31/2021

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$310,506.32				\$310,506.32
Deposits	2,825.00				2,825.00
Due From Other Funds		\$36,239.00			36,239.00
Debt Service Reserve Series 2016		193,137.72			193,137.72
Revenue Series 2016		395,202.65			395,202.65
Prepayment Series 2016		997.74			997.74
Acquisition/Construction Series 2016			\$28.39		28.39
Total Current Assets	<u>\$313,331.32</u>	<u>\$625,577.11</u>	<u>\$28.39</u>	<u>\$0.00</u>	<u>\$938,936.82</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$589,338.11	\$589,338.11
Amount To Be Provided				4,735,661.89	4,735,661.89
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,325,000.00</u>	<u>\$5,325,000.00</u>
Total Assets	<u><u>\$313,331.32</u></u>	<u><u>\$625,577.11</u></u>	<u><u>\$28.39</u></u>	<u><u>\$5,325,000.00</u></u>	<u><u>\$6,263,936.82</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Due To Other Funds	\$36,239.00				\$36,239.00
Total Current Liabilities	<u>\$36,239.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$36,239.00</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$5,325,000.00	\$5,325,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,325,000.00</u>	<u>\$5,325,000.00</u>
Total Liabilities	<u><u>\$36,239.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,325,000.00</u></u>	<u><u>\$5,361,239.00</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$6,961.01)				(\$6,961.01)
Net Assets - General Government	147,800.12				147,800.12
Current Year Net Assets - General Government	136,253.21				136,253.21
Net Assets, Unrestricted		\$377,446.41			377,446.41
Current Year Net Assets, Unrestricted		248,130.70			248,130.70
Net Assets, Unrestricted			\$28.39		28.39
Total Net Assets	<u><u>\$277,092.32</u></u>	<u><u>\$625,577.11</u></u>	<u><u>\$28.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$902,697.82</u></u>
Total Liabilities and Net Assets	<u><u>\$313,331.32</u></u>	<u><u>\$625,577.11</u></u>	<u><u>\$28.39</u></u>	<u><u>\$5,325,000.00</u></u>	<u><u>\$6,263,936.82</u></u>

Wynnmere East CDD

Statement of Activities

As of 1/31/2021

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$194,631.05				\$194,631.05
On-Roll Assessments		\$388,372.99			388,372.99
Total Revenues	<u>\$194,631.05</u>	<u>\$388,372.99</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$583,004.04</u>
<u>Expenses</u>					
Supervisor Fees	\$400.00				\$400.00
D&O Insurance	2,785.00				2,785.00
Trustee Services	1,858.69				1,858.69
District Management	9,999.99				9,999.99
Field Management	49.87				49.87
Dissemination Agent	1,250.00				1,250.00
District Counsel	3,089.30				3,089.30
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	35.32				35.32
Legal Advertising	203.43				203.43
Contingency	113.00				113.00
Web Site Maintenance	725.00				725.00
Dues, Licenses, and Fees	175.00				175.00
Electric	6,850.82				6,850.82
General Insurance	3,404.00				3,404.00
Property & Casualty	1,789.00				1,789.00
Landscaping Maintenance & Material	20,649.42				20,649.42
Interest Payments		\$140,246.88			140,246.88
Total Expenses	<u>\$58,377.84</u>	<u>\$140,246.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$198,624.72</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$4.32			\$4.32
Dividends		0.27			0.27
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$4.59</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4.59</u>
Change In Net Assets	\$136,253.21	\$248,130.70	\$0.00	\$0.00	\$384,383.91
Net Assets At Beginning Of Year	<u>\$140,839.11</u>	<u>\$377,446.41</u>	<u>\$28.39</u>	<u>\$0.00</u>	<u>\$518,313.91</u>
Net Assets At End Of Year	<u><u>\$277,092.32</u></u>	<u><u>\$625,577.11</u></u>	<u><u>\$28.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$902,697.82</u></u>

Wynnmere East CDD
 Budget to Actual
 For the Month Ending 01/31/2021

	Actual	Year To Date Budget	Variance	FY 2021 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$194,631.05	\$64,050.00	\$130,581.05	\$192,150.00
Carry Forward	0.00	5,133.32	(5,133.32)	15,400.00
Net Revenues	\$194,631.05	\$69,183.32	\$125,447.73	\$207,550.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$400.00	\$1,200.00	(\$800.00)	\$3,600.00
D&O Insurance	2,785.00	1,000.00	1,785.00	3,000.00
Trustee Services	1,858.69	1,333.32	525.37	4,000.00
District Management	9,999.99	13,333.32	(3,333.33)	40,000.00
Field Management	49.87	500.00	(450.13)	1,500.00
Engineering	0.00	2,000.00	(2,000.00)	6,000.00
Dissemination Agent	1,250.00	1,666.68	(416.68)	5,000.00
District Counsel	3,089.30	3,333.32	(244.02)	10,000.00
Assessment Administration	5,000.00	1,666.68	3,333.32	5,000.00
Reamortization Schedule	0.00	83.32	(83.32)	250.00
Audit	0.00	1,666.68	(1,666.68)	5,000.00
Postage & Shipping	35.32	33.32	2.00	100.00
Copies	0.00	33.32	(33.32)	100.00
Legal Advertising	203.43	500.00	(296.57)	1,500.00
Contingency	113.00	6,666.72	(6,553.72)	20,000.00
Office Supplies	0.00	83.32	(83.32)	250.00
Web Site Maintenance	725.00	900.00	(175.00)	2,700.00
Dues, Licenses, and Fees	175.00	66.68	108.32	200.00
Electric	6,850.82	9,333.32	(2,482.50)	28,000.00
Aquatic Contract	0.00	2,000.00	(2,000.00)	6,000.00
General Insurance	3,404.00	1,233.32	2,170.68	3,700.00
Property & Casualty	1,789.00	50.00	1,739.00	150.00
Landscaping Maintenance & Material	20,649.42	19,333.32	1,316.10	58,000.00
Flower & Plant Replacement	0.00	1,166.68	(1,166.68)	3,500.00
Total General & Administrative Expenses	\$58,377.84	\$69,183.32	(\$10,805.48)	\$207,550.00
Total Expenses	\$58,377.84	\$69,183.32	(\$10,805.48)	\$207,550.00
Net Income (Loss)	\$136,253.21	\$0.00	\$136,253.21	\$0.00

Wynnmere East CDD
Budget to Actual
For the Month Ending 01/31/2021

	Year To Date		Outstanding Balances
	Actual	FY 2021 Adopted Budget	
<u>Revenues</u>			
On-Roll Assessments	\$194,631.05	\$192,150.00	\$2,481.05
Carry Forward	0.00	15,400.00	
Net Revenues	<u>\$194,631.05</u>	<u>\$207,550.00</u>	
<u>General & Administrative Expenses</u>			
Supervisor Fees	\$400.00	\$3,600.00	\$3,200.00
D&O Insurance	2,785.00	3,000.00	215.00
Trustee Services	1,858.69	4,000.00	2,141.31
District Management	9,999.99	40,000.00	\$30,000.01
Field Management	49.87	1,500.00	1,450.13
Engineering	0.00	6,000.00	6,000.00
Dissemination Agent	1,250.00	5,000.00	\$3,750.00
District Counsel	3,089.30	10,000.00	6,910.70
Assessment Administration	5,000.00	5,000.00	0.00
Reamortization Schedule	0.00	250.00	\$250.00
Audit	0.00	5,000.00	5,000.00
Postage & Shipping	35.32	100.00	64.68
Copies	0.00	100.00	\$100.00
Legal Advertising	203.43	1,500.00	1,296.57
Contingency	113.00	20,000.00	19,887.00
Office Supplies	0.00	250.00	\$250.00
Web Site Maintenance	725.00	2,700.00	1,975.00
Dues, Licenses, and Fees	175.00	200.00	25.00
Electric	6,850.82	28,000.00	\$21,149.18
Aquatic Contract	0.00	6,000.00	6,000.00
General Insurance	3,404.00	3,700.00	296.00
Property & Casualty	1,789.00	150.00	(\$1,639.00)
Landscaping Maintenance & Material	20,649.42	58,000.00	37,350.58
Flower & Plant Replacement	0.00	3,500.00	3,500.00
Total General & Administrative Expenses	<u>\$58,377.84</u>	<u>\$207,550.00</u>	
Total Expenses	<u>\$58,377.84</u>	<u>\$207,550.00</u>	
Net Income (Loss)	<u>\$136,253.21</u>	<u>\$0.00</u>	

Collected more than the tax roll

Went over the budget

**Wynnmere East
Community Development District**

Staff Reports