

# Wynnmere East Community Development District

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

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

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The following is the Proposed agenda for the Board of Supervisors' Meeting for the Wynnmere East Community Development District, scheduled to be held on **Thursday, April 1, 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 March 4, 202 Board of Supervisors' Meeting**

### **Business Matters**

2. **Consideration of Resolution 2021-04, Authorizing Establish Checking Account and Designation of Authorized Signatories for Operating Account(s)**
3. **Discussion of Security Measures**
4. **Consideration of Proposals for Well Pump at Front Entrance**
5. **Ratification of Payment Authorizations Nos. 157- 159**
6. **Review of Monthly Financials**

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests and Audience Comments**

#### **Adjournment**



**Wynnmere East  
Community Development District**

**Minutes**

**MINUTES OF MEETING**

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

**Thursday, March 4, 2021 at 7:00 p.m.**

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

Board Members present at roll call:

Mona Lewis	Board Member
Shawn Fitzgerald	Board Member
Renee Lee	Board Member
Nikki Foster	Board Member

Also Present:

Christina Hanna	PFM Group Consulting, LLC	
Dexter Glasgow	PFM Group Consulting, LLC	
Jane Gaarlandt	PFM Group Consulting, LLC	(via phone)
Fluffy Cazalas	Board Member	(via phone)
Leah West	United Protective Security Services	(via phone)
Daniel Perry	Caliber	

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at approximately 7:08 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 the Minutes of the February 4, 2021 Board of Supervisors' Meeting**

The Board reviewed the minutes of the February 4, 2021 Board of Supervisors' Meeting. A Board member provided edits.

ON MOTION by Ms. Lewis, seconded by Mr. Fitzgerald, with all in favor, the Board approved the Minutes of the February 4, 2021 Board of Supervisors Meeting, as amended.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,  
Authorizing Establish Checking Account and  
Designation of Authorized Signatories for  
Operating Account(s)**

Ms. Gaarlandt stated at the last meeting the Board authorized the District Manager to change the District's account from Synovus to Valley National Bank due to the fee Synovus Bank was going to implement. This is the Resolution acknowledging the new depository for the District. The Assistant Treasurer and the Treasurer will be the signatories on the account. Ms. Hanna requested a motion from the Board to approve Resolution 2021-03.

The name of the Community Development District in the document is incorrect and needs to be changed to Wynnmere East CDD.

ON MOTION by Ms. Lewis, seconded by Ms. Lee, with all in favor, the Board authorized Establish Checking Account and Designation of Authorized Signatories for Operating Account(s), as amended.

Ms. Hanna will email this to Ms. Lewis for signature.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Security  
Cameras**

Ms. Glasgow discussed the proposals for security cameras. Mr. Fitzgerald described some concerns as there are several houses in the community up for rent and sale and they tend to get broken into. Individuals have broken into mailboxes and 93 lots had their cars broken into and items stolen. Several residents caught the individuals on their home security cameras.

Ms. West discussed the advantage and disadvantage of having a security system vs a roaming patrol. A security system is reactive and a security officer is proactive. She asked the board to consider a Security Officer who can be proactive as opposed to a security System that is reactive.

Ms. Lewis asked if the Security Officer will have a number or beeper that the homeowners could contact them if they are not in that area in that time. Ms. Lewis asked if there is a number they can call the Security Officer to make their presence known immediately. Ms. West said yes. The Security Officers are equipped with a mobile phone and tablet to update their reports. They give the company a report every hour with their location. Residents can n=contact the Security Officer via mobile cell phone.

Ms. Lee asked if the Security Officer is in uniform. Ms. West said yes and continued that they have armed and unarmed Security Officers as well. Ms. Lee asked if they are walking the property or driving. Ms. West said it is up to the Board whether they want them to rover on foot, golf card, or car. She recommended golf carts.

Ms. Lewis asked if she was aware the District had two communities, side by side, which includes Phase 1 and Phase 2. Ms. West said she was not aware there were two phases and asked how many lots are in each phase. There are 358 total and 258 on Phase 2. Mr. Glasgow will send a map to the company. Ms. West asked District Management to email her a layout of the community and then she can go over and take a look at the entire community. Ms. Lewis asked how many officers would be allocated to each Phase. Ms. West suggested the community needs at least two officers but she needs to see the layout and will probably do a site visit.

Ms. Foster asked what the authority of the Security Officer is if they come across a crime in progress. Ms. West stated the Security Officer does not have the authority to make an arrest under the Law however their presence is a deterrent from crime. They have the ability to hold a person until the police are called. If they witness a felony they can detain the person until police are called.

Ms. Lee asked if the police will be notified that the Security Officer is on site. Ms. West stated in each site they work they establish report with the police or Sheriff's office. They get the schedule of the Sargent on staff and have their number in the Security Officer's cell phone.

Questions were raised regarding the cost and frequency of the Security Officer. is the CDD held responsible if the person detained is injured by the Security Officer. The Security Company is licensed and insured.

The Board stated they would prefer an armed officer. Ms. West stated the District will pay \$2.00-\$3.00 more per hour for an armed officer due to the liability. The Board asked if she had other recommendations to keep the community safe. Ms. West stated there is an online program to establish a neighborhood watch. It is an online community and many residents who have ring doorbell post it on social media and share it and a Community Watch and block Captain. Mr. Glasgow will send Laurance the map and layout of the community. Ms. West provided her phone number which is 863-557-6488.

Mr. Glasgow stated another community he worked with had similar issues and hired this company with unarmed Security Officers. The crime there was decreased dramatically due to their presence. Mr. Glasgow discussed the District's budget in relation to the cost. He said this company is around \$20.00 per hour. Mr. Glasgow suggested calling officers to come out and make suggestions, a neighborhood watch. A discussion took place about options. The community could start a Neighborhood watch or put up no solicitation signs.

Due to the fact spring break is approaching Mr. Glasgow recommended the District call the police to increase patrol for a certain amount of time. A lengthy discussion took place. Mr. Glasgow stated the District needs to find out how bad the problem is, how much the Board wants to spend. Also, consider having the security company do a walk through and give an evaluation and see if the Sherriff's Department is willing to come out and give the District an evaluation. Sometimes there are programs available though a Sheriff's Department. He suggested the District first work with local law enforcement. A lengthy discussion took place. The District needs to communicate with the community regarding hiring a security company. Mr. Glasgow stated if the District hires armed security the District could be raising the stakes of the interaction. A discussion took place about better communication with the residents. This item will be tabled to the next meeting so the District can discuss strategies for better communication with the residents.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Well Pump at Front Entrance**

Ms. Hanna stated the District received a proposal from American Pump in the amount of \$2,309.83 for Well Pump at front entrance. Mr. Perry stated he thinks it's a broken pipe and there is no need to buy a new tank for \$564.00 when the District can replace the PVC so the price could be a little bit lower. A discussion took place. Mr. Glasgow stated that seems costly if the tank is still good and suggested they make a minor repair if that is all that needs to be done. He offered to come out on site as well. This will be tabled and brought back at the next meeting because the company making the proposal needs to take a deeper look into this.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pond Maintenance  
a) Aqualis Stormwater Management**

Mr. Glasgow reviewed the Proposal from Aqualis Stormwater Management for pond maintenance. Every time they show up, they will remove the debris in the ponds. The proposal is in the amount of \$5,546.16 and is cheaper than the vendor currently under contract.

One of the recommendations is to add vegetation to the pond. Ms. Lewis asked for signs that say, "no fishing". Mr. Glasgow stated he will get no fishing signs made and installed. He noted if you put up a sign at one pond it has to be consistent among all ponds. He suggested the Board look at Aqualis website.

ON MOTION by Ms. Foster, seconded by Ms. Lee, with all in favor, the Board approved Aqualis Stormwater Management Proposal for Pond Maintenance.

**EIGHTH ORDER OF BUSINESS**

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

Ms. Hanna stated the District is not currently under contract with Solitude and if the District prefers to go with Aqualis then this item doesn't need to be addressed. Ms. Hanna will send Solitude an email the District will not extend the contract.

**NINTH ORDER OF BUSINESS**

**Ratification of Payment Authorization Nos. 156-157**

The Board reviewed Payment Authorization Nos. 156-157.

ON MOTION by Ms. Foster, seconded by Mr. Fitzgerald, with all in favor, the Board ratified Payment Authorization Nos. 156-157.

**TENTH ORDER OF BUSINESS**

**Review of Monthly Financials**

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

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel –** Not Present

**District Engineer –** Not Present

**District Manager –** Ms. Gaarlandt noted the next meeting is scheduled for April and will have a workshop on the budget in connection with that meeting. The workshop will start at 6:00 p.m. and the regular meeting will start at 7:00 p.m.

Mr. Glasgow asked Mr. Perry if he sent Ms. Sikder the proposal for pressure washing the fence. He said yes and she returned it to him already. It will be complete on Tuesday.

There were pickets left over from the fence repair. Ms. Lewis asked Mr. Perry to replace some of the other fence with the left over pickets. He will send a proposal of how much it will cost.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no Supervisor requests or audience comments. The board asked Ms. Hanna to confirm who is on the phone. Ms. Gaarlandt and Ms. Cazalas were still on the phone

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

ON MOTION by Mr. Fitzgerald, seconded by Ms. Lee, with all in favor, the March 4, 2021 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 2021-04**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING, CONFIRMING, APPROVING AND RATIFYING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING 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*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

**WHEREAS**, the District has previously designated such depository in compliance with Florida law but upon District Manager's request has authorized, at a duly noticed public meeting held on February 10, 2021, the District Manager and Treasurer to select a new qualified public depository; and

**WHEREAS**, the Board now desires to confirm, approve and ratify the actions of the District Manager and Treasurer, or of any other person responsible for handling District funds, in selecting a new qualified public depository of District funds, including but not limited to furnishing to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts.

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

**SECTION 1.** Recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Resolution.

**SECTION 2.** \_\_\_\_\_, is hereby designated as the public depository for funds of the District.

**SECTION 3.** In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

- C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

**SECTION 4.** The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

**SECTION 5.** The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

**SECTION 6.** The Board hereby confirms, approves and ratifies the actions of the District Manager and Treasurer, or of any other person responsible for handling District funds, in selecting a new qualified public depository of District funds.

**SECTION 7.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April 2021.

ATTEST:

**WYNNMERE EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# **Wynnmere East Community Development District**

## **Discussion of Security Measures**

**Wynnmere East  
Community Development District**

**Proposal(s) for Well Pump at  
Front Entrance**



American Pump Services, Inc.  
10702 Bloomingdale Ave  
Riverview, FL 33578

Phone: (813) 653-3434  
americanpumpserv@gmail.com  
americanpumpfl.com

Bill to  
**Daniel Perry**  
1801 Broad WInged Hawk Dr.  
Ruskin FL 33570

Ship to  
**Daniel Perry**  
1801 Broad WInged Hawk Dr.  
Ruskin FL 33570

### Quote Q735

Item	Description	Quantity	Price	Amount
5HP Deluxe 230V / 1 PH	5 HP - Grundfos Deluxe Control Box 230V / 1 PH	1	\$444.55	\$444.55
HD Pressure Switch	Heavy Duty Pressure Switch 40-60	1	\$86.54	\$86.54
44Gal Press Tank	Challenger Pressure Tank 44 Gallon	1	\$564.66	\$564.66
Press Gauge 0-100 PSI	Pressure Gauge 0-100 PSI	1	\$11.10	\$11.10
2" CSV3B2T	2" CSV3B2T 5-150GPM Threaded Red Iron Cycle Stop	1	\$716.88	\$716.88
Installation	Installation	3	\$150.00	\$450.00
Misc Fee	Misc Fittings	1	\$25.00	\$25.00
Pressure gauge 0-160 PSI	Pressure Gage 0 - 160 PSI	1	\$11.10	\$11.10

Subtotal: \$2,309.83

Total: \$2,309.83

**Wynnmere East  
Community Development District**

**Payment Authorization Nos. 158 – 159**

**WYNNMERE EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 158**  
2/28/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	<b>PFM Group Consulting LLC</b> Dist. Mgmt. Fee Jan 2021 Dist. Mgmt. Fee Feb 2021	DM-01-2021-0054 DM-02-2021-0055	\$ 3,333.33 \$ 3,333.33
			<hr/> <b>\$ 6,666.66</b>
			<hr/> <b>TOTAL</b> <hr/> <b>\$6,666.66</b> <hr/>

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Board Member



## Lubna Sikder

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**From:** MONA LEWIS <magdiva77@aol.com>  
**Sent:** Friday, March 19, 2021 10:41 AM  
**To:** Lubna Sikder  
**Subject:** Re: Wynnmere East PA #158

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

Request for #158 Approved

Mona Lewis

On Mar 19, 2021, at 9:48 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Good Morning Mona,

I am following up with the approval for PA #158 which was e-mailed to you on March 2<sup>nd</sup>, 2021. You already approved PA #159 but PA #158 is still pending. Please contact me if you have any questions.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 – main number // 407.723.5901 – fax  
844.736.4233 // 844.PFM.4CDD  
[sikderl@pfm.com](mailto:sikderl@pfm.com)

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**From:** Lubna Sikder  
**Sent:** Tuesday, March 2, 2021 3:28 PM  
**To:** MONA LEWIS <magdiva77@aol.com>; boardmember4@wynnmereeastcdd.com  
**Cc:** boardmember1@wynnmereeastcdd.com; Board Member <boardmember2@wynnmereeastcdd.com>; boardmember3@wynnmereeastcdd.com; Board Member <boardmember5@wynnmereeastcdd.com>; Jane Gaarlandt <gaarlandtj@pfm.com>; Christina Hanna <hannac@pfm.com>  
**Subject:** Wynnmere East PA #158

Hi Mona,

Please review and approve PA #158 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](mailto:sikderl@pfm.com)

<WE PA 158.pdf>

**WYNNMERE EAST  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 159  
3/12/2021

Item No.	Payee	Invoice Number	FY21 General Fund
<b>1</b>	<b>Board Member Fees Meeting March 4, 2021</b>		
	Fluffy N. Cazals	--	\$ 200.00
	Mona Lewis	--	\$ 200.00
	Renee Lee	--	\$ 200.00
	Nikki Foster	--	\$ 200.00
<b>2</b>	<b>Caliber Residential &amp; Commercial Services</b>		
	Fence Repairs	113	\$ 1,430.00
<b>3</b>	<b>PFM Group Consulting LLC</b>		
	Dissemination Agent Fees Jan-Mar 2021	114207	\$ 1,250.00
	Dist. Mgmt. Fee Mar 2021	DM-03-2021-0055	\$ 3,333.33
	Postage Feb 2021	OE-EXP-03-54	\$ 9.78
<b>4</b>	<b>TECO (Paid online)</b>		
	Acct # 211005933836 Svcs 1/29/21 - 02/26/21	--	\$ 20.27
	Acct # 211005934289 Svcs 1/29/21 - 02/26/21	--	\$ 921.74
	Acct # 221001988080 Svcs 1/29/21 - 02/26/21	--	\$ 1,366.74
<b>5</b>	<b>VGlobal Tech</b>		
	Monthly Website Fee Mar 2021	2480	\$ 100.00
			\$ 9,231.86
<b>TOTAL</b>			<b>\$9,231.86</b>

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Board Member

## Lubna Sikder

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**From:** MONA LEWIS <magddiva77@aol.com>  
**Sent:** Monday, March 15, 2021 5:45 PM  
**To:** Lubna Sikder  
**Subject:** Re: Wynnmere East PA #159

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Approval to pay invoice number 159

Mona Lewis

On Mar 15, 2021, at 5:03 PM, Lubna Sikder <sikderl@pfm.com> wrote:

Hi Mona,

Please review and approve PA #159 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](mailto:sikderl@pfm.com)

<WE PA 159.pdf>

**Wynnmere East  
Community Development District**

**Monthly Financials**

**Wynnmere East CDD**  
Statement of Financial Position  
As of 2/28/2021

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$255,302.25				\$255,302.25
Deposits	2,825.00				2,825.00
Debt Service Reserve Series 2016		\$193,137.50			193,137.50
Revenue Series 2016		431,443.71			431,443.71
Prepayment Series 2016		997.75			997.75
Acquisition/Construction Series 2016			\$28.39		28.39
Total Current Assets	<u>\$258,127.25</u>	<u>\$625,578.96</u>	<u>\$28.39</u>	<u>\$0.00</u>	<u>\$883,734.60</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$625,578.96	\$625,578.96
Amount To Be Provided				4,699,421.04	4,699,421.04
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>
<b>Total Assets</b>	<b><u>\$258,127.25</u></b>	<b><u>\$625,578.96</u></b>	<b><u>\$28.39</u></b>	<b><u>\$5,325,000.00</u></b>	<b><u>\$6,208,734.60</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$6,666.66				\$6,666.66
Total Current Liabilities	<u>\$6,666.66</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,666.66</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<b><u>\$6,666.66</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$5,325,000.00</u></b>	<b><u>\$5,331,666.66</u></b>
<b><u>Net Assets</u></b>					
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	110,621.48				110,621.48
Net Assets, Unrestricted		\$377,446.41			377,446.41
Current Year Net Assets, Unrestricted		248,132.55			248,132.55
Net Assets, Unrestricted			\$28.39		28.39
<b>Total Net Assets</b>	<b><u>\$251,460.59</u></b>	<b><u>\$625,578.96</u></b>	<b><u>\$28.39</u></b>	<b><u>\$0.00</u></b>	<b><u>\$877,067.94</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$258,127.25</u></b>	<b><u>\$625,578.96</u></b>	<b><u>\$28.39</u></b>	<b><u>\$5,325,000.00</u></b>	<b><u>\$6,208,734.60</u></b>

**Wynnmere East CDD**  
**Statement of Activities**  
As of 2/28/2021

	General Fund	Debt Service Fund	Capital Projects Fund	General Long- Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$194,631.05				\$194,631.05
Other Income & Other Financing Sources	400.00				400.00
On-Roll Assessments		\$388,372.99			388,372.99
<b>Total Revenues</b>	<b>\$195,031.05</b>	<b>\$388,372.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$583,404.04</b>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,400.00				\$1,400.00
D&O Insurance	2,785.00				2,785.00
Trustee Services	1,858.69				1,858.69
District Management	16,666.65				16,666.65
Field Management	49.87				49.87
Dissemination Agent	1,250.00				1,250.00
District Counsel	3,405.80				3,405.80
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	53.41				53.41
Legal Advertising	271.24				271.24
Contingency	113.00				113.00
Web Site Maintenance	800.00				800.00
Dues, Licenses, and Fees	175.00				175.00
Electric	9,160.15				9,160.15
General Insurance	3,404.00				3,404.00
Property & Casualty	1,789.00				1,789.00
Landscaping Maintenance & Material	36,249.42				36,249.42
Interest Payments		\$140,246.88			140,246.88
<b>Total Expenses</b>	<b>\$84,431.23</b>	<b>\$140,246.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$224,678.11</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$21.66				\$21.66
Interest Income		\$6.17			6.17
Dividends		0.27			0.27
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$21.66</b>	<b>\$6.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28.10</b>
<b>Change In Net Assets</b>	<b>\$110,621.48</b>	<b>\$248,132.55</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$358,754.03</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$140,839.11</b>	<b>\$377,446.41</b>	<b>\$28.39</b>	<b>\$0.00</b>	<b>\$518,313.91</b>
<b>Net Assets At End Of Year</b>	<b>\$251,460.59</b>	<b>\$625,578.96</b>	<b>\$28.39</b>	<b>\$0.00</b>	<b>\$877,067.94</b>

**Wynnmere East CDD**  
 Budget to Actual  
 For the Month Ending 02/28/2021

	Actual	Year To Date Budget	Variance	FY 2021 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$194,631.05	\$80,062.50	\$114,568.55	\$192,150.00
Other Income & Other Financing Sources	400.00	0.00	400.00	0.00
Carry Forward	0.00	6,416.65	(6,416.65)	15,400.00
<b>Net Revenues</b>	<b>\$195,031.05</b>	<b>\$86,479.15</b>	<b>\$108,551.90</b>	<b>\$207,550.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$1,400.00	\$1,500.00	(\$100.00)	\$3,600.00
D&O Insurance	2,785.00	1,250.00	1,535.00	3,000.00
Trustee Services	1,858.69	1,666.65	192.04	4,000.00
District Management	16,666.65	16,666.65	0.00	40,000.00
Field Management	49.87	625.00	(575.13)	1,500.00
Engineering	0.00	2,500.00	(2,500.00)	6,000.00
Dissemination Agent	1,250.00	2,083.35	(833.35)	5,000.00
District Counsel	3,405.80	4,166.65	(760.85)	10,000.00
Assessment Administration	5,000.00	2,083.35	2,916.65	5,000.00
Reamortization Schedule	0.00	104.15	(104.15)	250.00
Audit	0.00	2,083.35	(2,083.35)	5,000.00
Postage & Shipping	53.41	41.65	11.76	100.00
Copies	0.00	41.65	(41.65)	100.00
Legal Advertising	271.24	625.00	(353.76)	1,500.00
Contingency	113.00	8,333.40	(8,220.40)	20,000.00
Office Supplies	0.00	104.15	(104.15)	250.00
Web Site Maintenance	800.00	1,125.00	(325.00)	2,700.00
Dues, Licenses, and Fees	175.00	83.35	91.65	200.00
Electric	9,160.15	11,666.65	(2,506.50)	28,000.00
Aquatic Contract	0.00	2,500.00	(2,500.00)	6,000.00
General Insurance	3,404.00	1,541.65	1,862.35	3,700.00
Property & Casualty	1,789.00	62.50	1,726.50	150.00
Landscaping Maintenance & Material	36,249.42	24,166.65	12,082.77	58,000.00
Flower & Plant Replacement	0.00	1,458.35	(1,458.35)	3,500.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$84,431.23</b>	<b>\$86,479.15</b>	<b>(\$2,047.92)</b>	<b>\$207,550.00</b>
<b>Total Expenses</b>	<b>\$84,431.23</b>	<b>\$86,479.15</b>	<b>(\$2,047.92)</b>	<b>\$207,550.00</b>
<b>Income (Loss) from Operations</b>	<b>\$110,599.82</b>	<b>\$0.00</b>	<b>\$110,599.82</b>	<b>\$0.00</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$21.66	\$0.00	\$21.66	\$0.00
<b>Total Other Income (Expense)</b>	<b>\$21.66</b>	<b>\$0.00</b>	<b>\$21.66</b>	<b>\$0.00</b>
<b>Net Income (Loss)</b>	<b>\$110,621.48</b>	<b>\$0.00</b>	<b>\$110,621.48</b>	<b>\$0.00</b>



**Wynnmere East  
Community Development District**

**Staff Reports**