

Wynnmere East Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900

www.wynnmereeastcdd.com

The following is the proposed agenda for the Board of Supervisors Meeting for the Wynnmere East Community Development District, scheduled to be held on **Thursday, August 5, 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 June 3, 2021 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2021-06, Setting an Annual Meeting Schedule for Fiscal Year 2021/2022**

Business Matters

- 3. **Public Hearing on the Adoption of the District's Fiscal Year 2021-2022 Budget**
 - Public Comments and Testimony
 - Board Comments
 - A. **Consideration of Resolution 2021-07, Adopting a Fiscal Year 2021-2022 Budget and Appropriating Funds**
 - B. **Consideration of Resolution 2021-08, Adopting an Assessment Roll for Fiscal Year 2021-2022 and Certifying Special Assessments for Collection**
- 4. **Consideration of Proposal for Entrance Landscape Improvements *(provided under separate cover)***
- 5. **Consideration of the Fiscal Year 2020 Audited Financial Report**
- 6. **Ratification of Payment Authorizations Nos. 165-168**
- 7. **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

**Wynnmere East
Community Development District**

Resolution 2021-06

MINUTES OF MEETING

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, June 3, 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	
Nikki Foster	Board member	
Renee Lee	Board Member	(via phone)
Fluffy Casalas	Board Member	(via phone)

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Dexter Glasgow	PFM Group Consulting LLC	
Christina Hanna	PFM Group Consulting LLC	(via phone)
Lubna Sikder	PFM Group Consulting LLC	(via phone)
John Vericker	Straley Robin Vericker	(via phone)
Daniel Perry	Public	
Shawna Kennedy	Public	(via phone)
Various public present and via phone		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The meeting was called to order at approximately 7:03 p.m. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Perry made comments regarding landscape maintenance and improvements.

Ms. Kennedy provided comments on the budget, monthly meetings, and on costs and fees.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the May 6, 2021 Board of Supervisors' and Auditor Selection Committee Meetings

The Board reviewed the minutes of the May 6, 2021 Board of Supervisors' and Auditor Selection Committee Meetings.

Ms. Lewis asked about the virtual meeting that Mr. Glasgow was supposed to have, He noted they ended up meeting in person. They ran through the entire irrigation system with Mr. Perry.

ON MOTION by Mr. Fitzgerald, seconded by Ms. Foster, with all in favor, the Board approved the minutes of the May 6, 2021 Board of Supervisors' and Auditor Selection Committee Meetings.

FOURTH ORDER OF BUSINESS

Letter from Supervisor of Elections, Hillsborough County

As of April 15, 2021 there are 450 registered voters in the District. In 2022 a couple of the seats will go to General Election. A lengthy discussion took place.

FIFTH ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2021-05 Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing Date

District staff suggested August 5, 2021 as the public hearing date for the adoption of the Fiscal Year 2022 Budget. The Board reviewed the Fiscal Year 2022 Preliminary Budget.

Ms. Gaarlandt noted a special line item was created for irrigation. A discussion took place on the Supervisor Fees.

Ms. Gaarlandt noted even though the budget is increasing, the carryover will cover the increase and there will be no increase to the assessments.

Ms. Kennedy asked how the Board was going to keep the budgeted amounts lowered. She commented on the Supervisor fees and keeping them lower by not meeting every month. She asked about the District Management fee increase. The Board explained it is the fees PFM charges the District to do everything they do for the District from managing the meetings, filing paperwork with the County or the state, administrating everything with the District including paying the bills and cutting the checks. A discussion took place about the cost of the checks. Ms. Sikder stated the District cannot have all the expenses under the District management line item or the District will not pass the audit. The line items have to be broken down for individual accounts to match with the categories. A lengthy discussion took place about Daniel Caliber's check. Mr. Glasgow explained the first invoice was held because there was never a submittal to the Board saying any of that work was going to be done. It had to be brought back to the Board for approval of the work Mr. Caliber did the work without approval of the Board. It was never submitted as a proposal and it needed to be. A lengthy discussion took place.

A homeowner from Phase 1 had questions about what was in the budget for the dead end on Phase 1 near the railroad tracks. The Board said that is the Water Management District not the CDD. Ms. Foster asked the homeowner to contact her from the Wynnmere East CDD website so they can meet up. A lengthy discussion took place regarding notices that were sent to homeowners on the easement agreements. A discussion took place about posting information of social media. Ms. Gaarlandt cautioned the Board about posting on social media due to the Sunshine Law. The Board questioned PFM on getting the easement agreement back. The District Manager stated they can't force a resident to sign an easement agreement to allow them on their land.

A homeowner asked if all 5 Board members are present. Three out of the five Board Members must be present at every meeting. The homeowner asked if they would be open to answering questions if she came in person to the next meeting because it is hard to hear on the phone. The Board said yes.

Ms. Gaarlandt asked the board to refer back to the budget discussion.

ON MOTION by Mr. Fitzgerald, seconded by Ms. Lee, with all in favor, the Board approved Resolution 2021-05, Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing Date for August 5, 2021.

SIXTH ORDER OF BUSINESS

Review of Landscape Maintenance and Improvements

Mr. Glasgow explained he met Mr. Fitzgerald on site with the landscaper to do a full review of the irrigation system which has been causing some of the issues with the plants. Ms. Lewis approved

payment and Mr. Perry will make the repairs and Mr. Glasgow, Mr. Fitzgerald and Mr. Perry will do a secondary walk for the irrigation.

He noted there were public comments made about the zero scape features that were put in. He walked it with the landscape and there will be a change in the layout to be more appealing to the eye. Mr. Perry will submit architectural drawings. Mr. Glasgow clarified that work cannot be done without Board approval. Architectural drawings must be part of that approval process.

The drainage ditch on 11th is not properly flowing. It is under the jurisdiction of SwiftMud but it is maintained by the CDD. With the Board's permission Mr. Glasgow contacted Aquillis. It will be \$2,500.00 for them to run a camera through and see whether the drain is clogged or if there is a collapse in the pipe. If it is a clog they have a vacuum truck to remove debris and allow it to stay dryer and make it easier for Mr. Perry to maintain it.

He requested Board approval for him to get a proposal from Aquillis for the camera. Once they figure out what the problem is he will let the Board know what it would cost if they needed to vacuum it off.

A lengthy discussion took place about the checks that Ms. Lewis approved and have not yet been paid to Mr. Perry. Mr. Glasgow tried to explain that the checks that Ms. Lewis signed off on cannot be paid until the Board approved the work to be done. Ms. Glasgow stated PFM needed to verify that the invoice had been approved by the Board prior to going to Ms. Lewis for approval of payment. A lengthy discussion took place. The Board directed Ms. Sikder to cut the check tomorrow and overnight it to Mr. Perry.

Ms. Lewis asked for every invoice to be sent to her and Mr. Fitzgerald. Ms. Sikder stated she already sends it to all the Board Members. District staff asked the Board to make sure they provide the emails they are checking to District staff so they can give them to Ms. Sikder.

SEVENTH ORDER OF BUSINESS

Ratification of Payment

Authorizations Nos. 162-164

The Board reviewed Payment Authorization Nos. 162-164. Mr. Fitzgerald requested a faster way to provide payment. Ms. Gaarlandt stated there is a 30 day payment policy.

Mr. Glasgow stated if someone submits a proposal District staff can get it to the Board right away. He expressed the importance to Mr. Perry about getting the proposal to the District Manager. If the Board has granted authority to another Board member to approve proposals in between Board meetings then District management can get these to the designated Board Member instead of waiting for another meeting. But if it is missed at that point and it has to wait for a meeting that is how the District ends up with 30 days payment. It must come through the correct channels. Mr. Fitzgerald asked if the District to move to electronic payments. Ms. Gaarlandt asked Ms. Sikder if the District is moving to electronic checks going forward. Ms. Sikder said yes.

Mr. Fitzgerald discussed the drainage. He spoke to SwiftMud and had an engineer come out. They will o inspections for the District. Mr. Glasgow stated all the stormwater management facilities must be inspected by SwiftMud. SwiftMud will notify the District of the inspection, the District Engineer will meet with their Engineer, and they will run through the entire system. If there are any deficiencies they will give the District a time to have those corrected. The District Engineer will come back to the Board to discuss what SwiftMud is requiring of the District and the timeframe in which to get it done and the District will move forward from there. Mr. Fitzgerald does not want any more hold ups like the District had recently. Ms. Gaarlandt stated the Chair and Vice-Chair have authority to sign off on certain costs that are then Board back to the Board for ratification at a later time.

Ms. Sikder stated she will call Mr. Perry tomorrow about his wire information. Ms. Gaarlandt asked Ms. Sikder to send an email out to the Bard once the wire transfer has been completed or the check has been overnighted. Ms. Sikder agreed to send the email to the Board after Mr. Perry has confirmed receipt of the check. The \$10,200.00 amount will be wired tomorrow.

Ms. Gaarlandt requested a motion to ratify Payment Authorization 162-164.

ON MOTION by Mr. Fitzgerald, seconded by Ms. Lewis, with all in favor, the Board ratified Payment Authorization Nos. 162-164.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the District financials.

NINTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Vericker has been working on the legal notices for the budget.

District Engineer – Not Present

District Manager – A discussion took place about the message Board. Mr. Glasgow will work on that directly. Ms. Gaarlandt reminded the Board that the Financial Statement is die by July 1, 2021. She asked the Board to reach out to the District Manager if they have not received them in the next couple of weeks. Most Supervisor of Elections offices receive them electronically.

TENTH ORDER OF BUSINESS**Supervisor Request and Audience
Comments**

Adam had questions on the landscaping. He asked why the drawings for landscape proposal was not prepared for this meeting. Mr. Glasgow stated that is the discussion he had on site with Mr. Perry and Mr. Fitzgerald. Mr. Glasgow is waiting for the drawings to be submitted. Adam asked if it would need to wait for the next meeting for approval. Mr. Glasgow said no as he is working with Mr. Fitzgerald on that. Adam asked if it would include changes to the back entrance. Mr. Glasgow stated it is both areas he, Ms. Lewis and Mr. Glasgow walked and discussed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Ms. Lewis, seconded by Ms. Foster, with all in favor, the June 3, 2021 Board of Supervisors' Meeting for the Wynnmere East Community Development District was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2021-06

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

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

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

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

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

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

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

Adopted this 5th day of August, 2021.

ATTEST:

**WYNNMERE EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson

EXHIBIT A

The regular meeting schedule of the Board of Supervisors of the Wynnmore East Community Development District for the remainder of Fiscal Year 2021-2022 shall be:

October 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022

**Wynnmere East
Community Development District**

Resolution 2021-07

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Wynnmere East Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$730,228.14, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$217,075.00</u>
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	<u>\$513,153.14</u>
Total All Funds*	<u>\$730,228.14</u>

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

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

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

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

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

Passed and Adopted on August 5, 2021.

Attested By:

**Wynnmere East
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget

Wynnmere East Community Development District
FY 2022 Proposed Preliminary O&M Budget
Exhibit A

	Actual through 4/30/2021	Anticipated 5/2021-9/2021	Anticipated FY 2021 Totals	FY 2021 Adopted Budget	FY 2022 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$194,631.05	\$0.00	\$194,631.05	\$192,150.00	\$192,150.00
Other Income & Other Financing Sources	\$2,078.48	\$0.00	\$2,078.48	\$0.00	\$0.00
Carry Forward Revenue	\$8,983.31	\$6,416.69	\$15,400.00	\$15,400.00	\$24,925.00
Net Revenues	\$205,692.84	\$6,416.69	\$212,109.53	\$207,550.00	\$217,075.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$3,800.00	\$4,000.00	\$7,800.00	\$3,600.00	\$9,600.00
D&O Insurance	2,785.00	0.00	2,785.00	3,000.00	3,000.00
Trustee Services	3,717.38	0.00	3,717.38	4,000.00	4,000.00
District Management	23,333.31	16,666.69	40,000.00	40,000.00	40,000.00
Field Management	68.53	750.00	818.53	1,500.00	1,000.00
Engineering	475.00	2,375.00	2,850.00	6,000.00	6,000.00
Dissemination Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
District Counsel	8,077.30	8,077.30	16,154.60	10,000.00	12,000.00
Assessment Administration	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Reamortization Schedule	0.00	250.00	250.00	250.00	250.00
Audit	0.00	3,800.00	3,800.00	5,000.00	5,000.00
Postage & Shipping	77.66	77.66	155.32	100.00	150.00
Copies	0.00	0.00	0.00	100.00	100.00
Legal Advertising	411.24	411.24	822.48	1,500.00	1,500.00
Meeting Room	0.00	0.00	0.00	0.00	1,800.00
Contingency	2,587.83	17,412.17	20,000.00	20,000.00	13,500.00
Office Supplies	125.00	250.00	375.00	250.00	250.00
Web Site Maintenance	1,300.00	1,400.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	0.00	175.00	200.00	175.00
Electric	13,756.36	13,756.36	27,512.72	28,000.00	28,000.00
Pond Maintenance	0.00	6,000.00	6,000.00	6,000.00	6,000.00
General Insurance	3,404.00	0.00	3,404.00	3,700.00	3,700.00
Property & Casualty	1,789.00	0.00	1,789.00	150.00	1,850.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	5,000.00
Landscaping Maintenance & Material	43,679.42	15,000.00	58,679.42	58,000.00	58,000.00
Flower & Plant Replacement	0.00	1,500.00	1,500.00	3,500.00	3,500.00
Total General & Administrative Expenses	\$117,062.03	\$94,226.42	\$211,288.45	\$207,550.00	\$217,075.00
Total Expenses	\$117,062.03	\$94,226.42	\$211,288.45	\$207,550.00	\$217,075.00
Income (Loss) from Operations	\$88,630.81	(\$87,809.73)	\$821.08	\$0.00	\$0.00
<u>Other Income (Expense)</u>					
Interest Income	\$21.66	\$0.00	\$21.66	\$0.00	\$0.00
Total Other Income (Expense)	\$21.66	\$0.00	\$21.66	\$0.00	\$0.00
Net Income (Loss)	\$88,652.47	(\$87,809.73)	\$842.74	\$0.00	\$0.00

Wynnmere East CDD
FY 2021-2022 Proposed Debt Service Fund Budget
Series 2016

	FY 2022 Proposed Budget
REVENUES:	
Series 2016	\$ 513,153.14
TOTAL REVENUES	<u>\$ 513,153.14</u>
EXPENDITURES:	
Series 2016 - Interest 11/01/2021	\$ 138,384.38
Series 2016 - Principal 05/01/2022	\$ 100,000.00
Series 2016 - Interest 05/01/2022	\$ 138,384.38
TOTAL EXPENDITURES	<u>\$ 376,768.76</u>
EXCESS REVENUES	<u>\$ 136,384.38</u>
Series 2016 - Interest 11/01/2022	\$ 136,384.38

**Wynnmere East
Community Development District**

Resolution 2021-08

RESOLUTION 2021-08

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

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

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

Passed and Adopted on August 5, 2021.

Attested By:

**Wynnmere East
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

Wynnmere East Community Development District
FY 2022 Proposed Preliminary O&M Budget
Exhibit A

	Actual through 4/30/2021	Anticipated 5/2021-9/2021	Anticipated FY 2021 Totals	FY 2021 Adopted Budget	FY 2022 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$194,631.05	\$0.00	\$194,631.05	\$192,150.00	\$192,150.00
Other Income & Other Financing Sources	\$2,078.48	\$0.00	\$2,078.48	\$0.00	\$0.00
Carry Forward Revenue	\$8,983.31	\$6,416.69	\$15,400.00	\$15,400.00	\$24,925.00
Net Revenues	\$205,692.84	\$6,416.69	\$212,109.53	\$207,550.00	\$217,075.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$3,800.00	\$4,000.00	\$7,800.00	\$3,600.00	\$9,600.00
D&O Insurance	2,785.00	0.00	2,785.00	3,000.00	3,000.00
Trustee Services	3,717.38	0.00	3,717.38	4,000.00	4,000.00
District Management	23,333.31	16,666.69	40,000.00	40,000.00	40,000.00
Field Management	68.53	750.00	818.53	1,500.00	1,000.00
Engineering	475.00	2,375.00	2,850.00	6,000.00	6,000.00
Dissemination Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
District Counsel	8,077.30	8,077.30	16,154.60	10,000.00	12,000.00
Assessment Administration	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Reamortization Schedule	0.00	250.00	250.00	250.00	250.00
Audit	0.00	3,800.00	3,800.00	5,000.00	5,000.00
Postage & Shipping	77.66	77.66	155.32	100.00	150.00
Copies	0.00	0.00	0.00	100.00	100.00
Legal Advertising	411.24	411.24	822.48	1,500.00	1,500.00
Meeting Room	0.00	0.00	0.00	0.00	1,800.00
Contingency	2,587.83	17,412.17	20,000.00	20,000.00	13,500.00
Office Supplies	125.00	250.00	375.00	250.00	250.00
Web Site Maintenance	1,300.00	1,400.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	0.00	175.00	200.00	175.00
Electric	13,756.36	13,756.36	27,512.72	28,000.00	28,000.00
Pond Maintenance	0.00	6,000.00	6,000.00	6,000.00	6,000.00
General Insurance	3,404.00	0.00	3,404.00	3,700.00	3,700.00
Property & Casualty	1,789.00	0.00	1,789.00	150.00	1,850.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	5,000.00
Landscaping Maintenance & Material	43,679.42	15,000.00	58,679.42	58,000.00	58,000.00
Flower & Plant Replacement	0.00	1,500.00	1,500.00	3,500.00	3,500.00
Total General & Administrative Expenses	\$117,062.03	\$94,226.42	\$211,288.45	\$207,550.00	\$217,075.00
Total Expenses	\$117,062.03	\$94,226.42	\$211,288.45	\$207,550.00	\$217,075.00
Income (Loss) from Operations	\$88,630.81	(\$87,809.73)	\$821.08	\$0.00	\$0.00
<u>Other Income (Expense)</u>					
Interest Income	\$21.66	\$0.00	\$21.66	\$0.00	\$0.00
Total Other Income (Expense)	\$21.66	\$0.00	\$21.66	\$0.00	\$0.00
Net Income (Loss)	\$88,652.47	(\$87,809.73)	\$842.74	\$0.00	\$0.00

**Wynnmere East
Community Development District**

Fiscal Year 2020 Audited Financial Report

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Wynnmere East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 15, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Wynnmere East Community Development District, Hillsborough County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,285,612).
- The change in the District's total net position in comparison with the prior fiscal year was \$91,384, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$518,314, an increase of \$55,485 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, assigned for subsequent year's expenditures, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2020	2019
Assets, excluding capital assets	\$ 540,747	\$ 472,915
Capital assets, net of depreciation	1,630,249	1,690,629
Total assets	2,170,996	2,163,544
Liabilities, excluding long-term liabilities	139,307	128,542
Long-term liabilities	5,317,301	5,411,998
Total liabilities	5,456,608	5,540,540
Net Position		
Net investment in capital assets	(3,687,024)	(3,721,341)
Restricted for debt service	260,573	243,733
Unrestricted	140,839	100,612
Total net position	\$ (3,285,612)	\$ (3,376,996)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 594,357	\$ 588,945
Operating grants and contributions	1,795	6,869
General revenues	110	124
Total revenues	596,262	595,938
Expenses:		
General government	72,399	70,427
Maintenance and operations	149,464	158,394
Interest	283,015	286,743
Total expenses	504,878	515,564
Change in net position	91,384	80,374
Net position - beginning	(3,376,996)	(3,457,370)
Net position - ending	\$ (3,285,612)	\$ (3,376,996)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$504,878. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to reallocate appropriations. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$1,811,389 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$181,140 has been taken, which resulted in a net book value of \$1,630,249. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$5,325,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 153,816
Assessments receivable	4,772
Interest receivable	2
Prepays and deposits	4,684
Restricted assets:	
Investments	377,473
Capital assets:	
Depreciable, net	1,630,249
Total assets	<u>2,170,996</u>
LIABILITIES	
Accounts payable	22,433
Accrued interest payable	116,874
Non-current liabilities:	
Due within one year	100,000
Due in more than one year	5,217,301
Total liabilities	<u>5,456,608</u>
NET POSITION	
Net investment in capital assets	(3,687,024)
Restricted for debt service	260,573
Unrestricted	140,839
Total net position	<u>\$ (3,285,612)</u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 72,399	\$ 72,399	\$ -	\$ -
Maintenance and operations	149,464	129,201	-	(20,263)
Interest on long-term debt	283,015	392,757	1,795	111,537
Total governmental activities	504,878	594,357	1,795	91,274
General revenues:				
		Unrestricted investment earnings		110
		Total general revenues		110
		Change in net position		91,384
		Net position - beginning		(3,376,996)
		Net position - ending		<u>\$ (3,285,612)</u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 153,816	\$ -	\$ -	\$ 153,816
Investments	-	377,445	28	377,473
Assessments receivable	4,772	-	-	4,772
Interest receivable	-	2	-	2
Prepaid items and deposits	4,684	-	-	4,684
Total assets	\$ 163,272	\$ 377,447	\$ 28	\$ 540,747
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 22,433	\$ -	\$ -	\$ 22,433
Total liabilities	22,433	-	-	22,433
Fund balances:				
Nonspendable:				
Prepaid items and deposits	4,684	-	-	4,684
Restricted for:				
Debt service	-	377,447	-	377,447
Capital projects	-	-	28	28
Assigned for:				
Subsequent year's expenditures	15,400	-	-	15,400
Unassigned	120,755	-	-	120,755
Total fund balances	140,839	377,447	28	518,314
Total liabilities and fund balances	\$ 163,272	\$ 377,447	\$ 28	\$ 540,747

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds \$ 518,314

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

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

Cost of capital assets	1,811,389	
Accumulated depreciation	<u>(181,140)</u>	1,630,249

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

Accrued interest payable	(116,874)	
Bonds payable	(5,325,000)	
Unamortized bond issuance discount	<u>7,699</u>	<u>(5,434,175)</u>
Net position of governmental activities		<u><u>\$ (3,285,612)</u></u>

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 201,600	\$ 392,757	\$ -	\$ 594,357
Interest income	110	1,795	-	1,905
Total revenues	201,710	394,552	-	596,262
EXPENDITURES				
Current:				
General government	72,399	-	-	72,399
Maintenance and operations	89,084	-	-	89,084
Debt service:				
Principal	-	95,000	-	95,000
Interest	-	284,294	-	284,294
Total expenditures	161,483	379,294	-	540,777
Excess (deficiency) of revenues over (under) expenditures	40,227	15,258	-	55,485
Fund balances - beginning	100,612	362,189	28	462,829
Fund balances - ending	\$ 140,839	\$ 377,447	\$ 28	\$ 518,314

See notes to the financial statements

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 55,485
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(60,380)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	95,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(303)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	1,582
Change in net position of governmental activities	<u>\$ 91,384</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
First American Government			Weighted average of the portfolio: 44 days
Obligations Fund CL Y	\$ 377,473	S&P AAAM	
Total Investments	<u>\$ 377,473</u>		

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Entry feature and signage	\$ 758,697	\$ -	\$ -	\$ 758,697
Stormwater facilities	1,052,692	-	-	1,052,692
Total capital assets, being depreciated	1,811,389	-	-	1,811,389
Less accumulated depreciation for:				
Entry feature and signage	50,580	25,290	-	75,870
Stormwater facilities	70,180	35,090	-	105,270
Total accumulated depreciation	120,760	60,380	-	181,140
Total capital assets, being depreciated, net	1,690,629	(60,380)	-	1,630,249
Governmental activities capital assets	\$ 1,690,629	\$ (60,380)	\$ -	\$ 1,630,249

Depreciation expense was charged to maintenance and operations expense.

NOTE 6 – LONG-TERM LIABILITIES

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

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

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016 Bonds	\$ 5,420,000	\$ -	\$ 95,000	\$ 5,325,000	\$ 100,000
Less: issuance discount	(8,002)	-	(303)	(7,699)	-
Total	<u>\$ 5,411,998</u>	<u>\$ -</u>	<u>\$ 94,697</u>	<u>\$ 5,317,301</u>	<u>\$ 100,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 100,000	\$ 280,494	\$ 380,494
2022	100,000	276,494	376,494
2023	110,000	272,494	382,494
2024	115,000	266,994	381,994
2025	120,000	261,244	381,244
2026-2030	720,000	1,207,969	1,927,969
2031-2035	920,000	1,006,044	1,926,044
2036-2040	1,190,000	738,669	1,928,669
2041-2045	1,580,000	370,700	1,950,700
2046	370,000	20,350	390,350
	<u>\$ 5,325,000</u>	<u>\$ 4,701,452</u>	<u>\$ 10,026,452</u>

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

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

NOTE 8 – MANAGEMENT COMPANY

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

NOTE 9 – RISK MANAGEMENT

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

**WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 192,150	\$ 192,150	\$ 201,600	\$ 9,450
Interest income	-	-	110	110
Total revenues	192,150	192,150	201,710	9,560
EXPENDITURES				
Current:				
General government	99,650	96,150	72,399	23,751
Maintenance and operations	92,500	96,000	89,084	6,916
Total expenditures	192,150	192,150	161,483	30,667
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	40,227	<u>\$ 40,227</u>
Fund balance - beginning			<u>100,612</u>	
Fund balance - ending			<u>\$ 140,839</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to reallocate appropriations. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wynnmere East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 15, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

June 15, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have examined Wynnmere East Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

June 15, 2021



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wynn timer East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 15, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 15, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 15, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**Wynnmere East
Community Development District**

Proposal for Entrance Landscape Improvements

(provided under separate cover)

**Wynnmere East
Community Development District**

Payment Authorization Nos. 165 – 168

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 165

6/3/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Caliber Residential & Commercial Services (Paid) Irrigation/Rain Bird	117	\$ 4,750.00
			<hr/> \$4,750.00
			<hr/> TOTAL \$4,750.00 <hr/>

Board Member

From: MONA LEWIS <magddiva77@aol.com>
Sent: Tuesday, June 15, 2021 8:22 AM
To: Lubna Sikder
Subject: Re: Wynnmere East PA #164 Revised & PA #165

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: Use care with links and attachments.

Approval to pay invoice #164 & #165 with the exception of the attached invoice we discussed. Jane never sent me documents I requested from her that state car rental reimbursement is in our contract.

Mona Lewis
Chair

On Jun 11, 2021, at 10:29 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Good morning Mona,

Please see attached Revised PA #164 and PA #165 for your review and approval. I have taken out the PFM invoice #114104 per your request.

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

<WE PA 165.pdf>
<WE PA 164.pdf>

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 166

6/24/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Caliber Residential & Commercial Services		
	Sign Phase 1 & 2	121	\$ 550.00
	Landscape Phase 1 & 2	123	\$ 3,000.00
2	PFM Group Consulting LLC		
	Dissemination Agent Fees Apr-Jun 2021	115489	\$ 1,250.00
	Dist. Mgmt. Fee Jun 2021	DM-06-2021-0055	\$ 3,333.33
	Billable Expense Apr thru June 2021	115588	\$ 525.00
3	TECO (Paid online)		
	Acct # 211005933836 Svcs 4/29/21 - 05/27/21	--	\$ 24.88
	Acct # 211005934289 Svcs 4/29/21 - 05/27/21	--	\$ 913.22
	Acct # 221001988080 Svcs 4/29/21 - 05/27/21	--	\$ 1,354.15
4	VGlobel Tech		
	Monthly Website Fee Jun 2021	2784	\$ 100.00
			<hr/> \$11,050.58
			<hr/> TOTAL <hr/> \$11,050.58 <hr/>

Board Member

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 167

6/30/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	PFM Group Consulting LLC Billable Expense	114104	\$ 168.66
			<hr/> \$168.66
			<hr/> TOTAL <hr/> \$168.66 <hr/>

Board Member

From: MONA LEWIS <magddiva77@aol.com>
Sent: Thursday, July 15, 2021 7:36 AM
To: Lubna Sikder
Subject: Re: Wynnmere East PA #166 and PA #167

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Approval to pay invoice #166 and #167

Mona Lewis

On Jul 14, 2021, at 9:58 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Good morning Mona,

Any update on the request for PA #166 and PA#167? Vendors are inquiring about their payments. Daniel just called me for his payment. Two of his invoices are part of PA #166. Please approve the following payment authorizations. Please let me know if you need anything or have any questions.

Lubna Sikder
District Accountant

PLEASE NOTE: Effective July 30, 2021, our new physical and mailing address will change to:

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817-8329

Our phone numbers and fax number will remain the same.

PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 – main number // 407.723.5901 – fax
sikderl@pfm.com

From: Lubna Sikder
Sent: Tuesday, July 6, 2021 4:53 PM
To: MONA LEWIS <magddiva77@aol.com>; shawnfitzgerald0005@yahoo.com; Jane Gaarlandt <gaarlandtj@pfm.com>
Subject: FW: Wynnmere East PA #166

Hi Mona,

I am following up with PA #166 and PA #167. Please approve both payment authorizations so I can pay the vendors. Please contact me if you have any questions.

Lubna Sikder
District Accountant

PLEASE NOTE: Effective July 30, 2021, our new physical and mailing address will change to:

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817-8329

Our phone numbers and fax number will remain the same.

PFM Group Consulting LLC
12051 Corporate Blvd., Orlando, FL 32817
407.723.5900 – main number // 407.723.5901 – fax
sikderl@pfm.com

From: Lubna Sikder
Sent: Tuesday, June 29, 2021 10:11 AM
To: MONA LEWIS <magddiva77@aol.com>
Subject: FW: Wynnmere East PA #166

Hi Mona,

Please refer to the e-mail below from Jennifer Walden. The charges for April 9th is actually for the March 4th meeting. If you look at the backup documents, it clearly says that. Please contact me if you have questions regarding this.

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

From: Jennifer Walden <waldenj@pfm.com>
Sent: Tuesday, June 29, 2021 9:58 AM
To: Lubna Sikder <sikderl@pfm.com>; Jane Gaarlandt <gaarlandtj@pfm.com>
Subject: RE: Wynnmere East PA #166

Lubna,

Please refer to the backup documents. The transaction dates on the PFM invoice are the dates that the charge hit the p-card and is not able to be modified. If you look at the backup documents, the correct date of the visit is in the top right hand corner. The hotel has not been the greatest to work with and hasn't always billed on the appropriate date.

Thanks,

Jennifer

From: Lubna Sikder <sikderl@pfm.com>
Sent: Tuesday, June 29, 2021 9:54 AM
To: Jane Gaarlandt <gaarlandtj@pfm.com>
Cc: Jennifer Walden <waldenj@pfm.com>
Subject: FW: Wynnmere East PA #166

Hi Jane,

Please refer to the e-mail below from Mona Lewis.

Lubna Sikder

District Accountant

PFM Group Consulting LLC

12051 Corporate Blvd., Orlando, FL 32817

407.723.5900 – main number // 407.723.5901 – fax

sikderl@pfm.com

From: MONA LEWIS <magddiva77@aol.com>

Sent: Tuesday, June 29, 2021 9:41 AM

To: Lubna Sikder <sikderl@pfm.com>

Subject: Re: Wynnmere East PA #166

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

<image001.png>

My concern is why are we being charged twice in April we had two meetings back to back on April 1. We did not have another meeting on April 9. Please send me clarification as to what this charge is on April 9.

Mona Lewis

On Jun 25, 2021, at 11:30 AM, Lubna Sikder <sikderl@pfm.com> wrote:

Good morning Mona,

Please refer to attached PA #166 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

sikderl@pfm.com

<WE PA 166.pdf>

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 168

7/22/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Deluxe Corporation (Paid online) Check Order	--	\$ 125.00
2	Grau and Associates Audit FYE 09/30/2020	21488	\$ 3,300.00
3	McClatchy Compnay LLC Legal Ad 06/30/2021	34752	\$ 876.67
4	PFM Group Consulting LLC Dist. Mgmt. Fee Jul 2021	DM-07-2021-57	\$ 3,333.33
5	TECO (Paid online) Acct # 211005933836 Svcs 5/28/21 - 06/28/21 Acct # 211005934289 Svcs 5/28/21 - 06/28/21 Acct # 221001988080 Svcs 5/28/21 - 06/28/21	-- -- --	\$ 38.70 \$ 913.22 \$ 1,354.15
			<hr/> \$9,941.07
			<hr/> TOTAL <hr/> \$9,941.07 <hr/>

Board Member

Wynnmere East Community Development District

Monthly Financials

Wynnmere East CDD
Statement of Financial Position
As of 6/30/2021

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$193,670.29				\$193,670.29
Prepaid Expenses	1,858.69				1,858.69
Deposits	2,825.00				2,825.00
Due From Other Funds		\$4,019.33			4,019.33
Debt Service Reserve Series 2016		193,137.50			193,137.50
Revenue Series 2016		191,207.91			191,207.91
Prepayment Series 2016		997.77			997.77
Acquisition/Construction Series 2016			\$28.39		28.39
Total Current Assets	<u>\$198,353.98</u>	<u>\$389,362.51</u>	<u>\$28.39</u>	<u>\$0.00</u>	<u>\$587,744.88</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$385,343.18	\$385,343.18
Amount To Be Provided				4,839,656.82	4,839,656.82
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,225,000.00</u>	<u>\$5,225,000.00</u>
Total Assets	<u><u>\$198,353.98</u></u>	<u><u>\$389,362.51</u></u>	<u><u>\$28.39</u></u>	<u><u>\$5,225,000.00</u></u>	<u><u>\$5,812,744.88</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$8,926.99				\$8,926.99
Due To Other Funds	4,019.33				4,019.33
Total Current Liabilities	<u>\$12,946.32</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,946.32</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$5,225,000.00	\$5,225,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,225,000.00</u>	<u>\$5,225,000.00</u>
Total Liabilities	<u><u>\$12,946.32</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,225,000.00</u></u>	<u><u>\$5,237,946.32</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	44,568.55				44,568.55
Net Assets, Unrestricted		\$377,446.41			377,446.41
Current Year Net Assets, Unrestricted		11,916.10			11,916.10
Net Assets, Unrestricted			\$28.39		28.39
Total Net Assets	<u><u>\$185,407.66</u></u>	<u><u>\$389,362.51</u></u>	<u><u>\$28.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$574,798.56</u></u>
Total Liabilities and Net Assets	<u><u>\$198,353.98</u></u>	<u><u>\$389,362.51</u></u>	<u><u>\$28.39</u></u>	<u><u>\$5,225,000.00</u></u>	<u><u>\$5,812,744.88</u></u>

Wynnmere East CDD

Statement of Activities

As of 6/30/2021

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$196,645.31				\$196,645.31
Other Income & Other Financing Sources	2,078.48				2,078.48
On-Roll Assessments		\$392,392.32			392,392.32
Total Revenues	<u>\$198,723.79</u>	<u>\$392,392.32</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$591,116.11</u>
<u>Expenses</u>					
Supervisor Fees	\$5,000.00				\$5,000.00
D&O Insurance	2,785.00				2,785.00
Trustee Services	3,717.38				3,717.38
District Management	29,999.97				29,999.97
Field Management	68.53				68.53
Engineering	475.00				475.00
Dissemination Agent	3,750.00				3,750.00
District Counsel	8,679.52				8,679.52
Assessment Administration	5,000.00				5,000.00
Audit	500.00				500.00
Postage & Shipping	82.25				82.25
Legal Advertising	497.82				497.82
Contingency	18,612.83				18,612.83
Office Supplies	125.00				125.00
Web Site Maintenance	1,500.00				1,500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	18,336.18				18,336.18
General Insurance	3,404.00				3,404.00
Property & Casualty	1,789.00				1,789.00
Landscaping Maintenance & Material	49,679.42				49,679.42
Principal Payment		\$100,000.00			100,000.00
Interest Payments		280,493.76			280,493.76
Total Expenses	<u>\$154,176.90</u>	<u>\$380,493.76</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$534,670.66</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$21.66				\$21.66
Interest Income		\$17.27			17.27
Dividends		0.27			0.27
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$21.66</u>	<u>\$17.54</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$39.20</u>
Change In Net Assets	\$44,568.55	\$11,916.10	\$0.00	\$0.00	\$56,484.65
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>\$185,407.66</u></u>	<u><u>\$389,362.51</u></u>	<u><u>\$28.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$574,798.56</u></u>

Wynnmere East CDD
 Budget to Actual
 For the Month Ending 06/30/2021

	Actual	Year To Date Budget	Variance	FY 2021 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$196,645.31	\$144,112.50	\$52,532.81	\$192,150.00
Other Income & Other Financing Sources	2,078.48	0.00	2,078.48	0.00
Carry Forward	0.00	11,549.97	(11,549.97)	15,400.00
Net Revenues	\$198,723.79	\$155,662.47	\$43,061.32	\$207,550.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$5,000.00	\$2,700.00	\$2,300.00	\$3,600.00
D&O Insurance	2,785.00	2,250.00	535.00	3,000.00
Trustee Services	3,717.38	2,999.97	717.41	4,000.00
District Management	29,999.97	29,999.97	0.00	40,000.00
Field Management	68.53	1,125.00	(1,056.47)	1,500.00
Engineering	475.00	4,500.00	(4,025.00)	6,000.00
Dissemination Agent	3,750.00	3,750.03	(0.03)	5,000.00
District Counsel	8,679.52	7,499.97	1,179.55	10,000.00
Assessment Administration	5,000.00	3,750.03	1,249.97	5,000.00
Reamortization Schedule	0.00	187.47	(187.47)	250.00
Audit	500.00	3,750.03	(3,250.03)	5,000.00
Postage & Shipping	82.25	74.97	7.28	100.00
Copies	0.00	74.97	(74.97)	100.00
Legal Advertising	497.82	1,125.00	(627.18)	1,500.00
Contingency	18,612.83	15,000.12	3,612.71	20,000.00
Office Supplies	125.00	187.47	(62.47)	250.00
Web Site Maintenance	1,500.00	2,025.00	(525.00)	2,700.00
Dues, Licenses, and Fees	175.00	150.03	24.97	200.00
Electric	18,336.18	20,999.97	(2,663.79)	28,000.00
Aquatic Contract	0.00	4,500.00	(4,500.00)	6,000.00
General Insurance	3,404.00	2,774.97	629.03	3,700.00
Property & Casualty	1,789.00	112.50	1,676.50	150.00
Landscaping Maintenance & Material	49,679.42	43,499.97	6,179.45	58,000.00
Flower & Plant Replacement	0.00	2,625.03	(2,625.03)	3,500.00
Total General & Administrative Expenses	\$154,176.90	\$155,662.47	(\$1,485.57)	\$207,550.00
Total Expenses	\$154,176.90	\$155,662.47	(\$1,485.57)	\$207,550.00
Income (Loss) from Operations	\$44,546.89	\$0.00	\$44,546.89	\$0.00
<u>Other Income (Expense)</u>				
Interest Income	\$21.66	\$0.00	\$21.66	\$0.00
Total Other Income (Expense)	\$21.66	\$0.00	\$21.66	\$0.00
Net Income (Loss)	\$44,568.55	\$0.00	\$44,568.55	\$0.00

Wynnmere East Community Development District

Staff Reports