

Wynnmere East Community Development District

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

www.wynnmerereastcdd.com

The following is the proposed agenda for the Board of Supervisors Meeting for the Wynnmere East Community Development District, scheduled to be held on **Wednesday, May 3, 2023 at 7:00 p.m. at SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, FL 33573.** The in-person 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 Minutes of the April 5, 2023 Board of Supervisors Meeting**
- 2. **Review of Letter from The Supervisor of Elections, Hillsborough County**

Business Matters

3. **Consideration of Resolution 2023-09, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date Thereon *[Suggested Date: July 5, 2023]***
4. **Ratification of Payment Authorization No. 235**
5. **Consideration of Payment Authorization Nos. 236 & 237**
6. **Review of Monthly Financials**

Other Business

Staff Reports

- **District Counsel**
- **District Engineer**
- **District Manager**
 - **Review of April Inspection Report**
 - **Discussion of Aqualis Spraying/Planting Proposal**

Supervisor Requests and Audience Comments

Adjournment



Wynnmere East Community Development District

Consideration of Minutes
of the April 5, 2023
Board of Supervisors Meeting

MINUTES OF MEETING

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday, April 5, 2023, at 7:00 p.m.

South Shore Regional Library

15816 Beth Shields Way

Ruskin, Florida 33573

Board Members present:

Mona Lewis	Chair	
Shawn Fitzgerald	Vice Chair	
Fluffy Cazalas	Assistant Secretary	
Travis Elijah	Assistant Secretary	
Nikki Foster	Assistant Secretary	(joined meeting in progress at 7:11 p.m.)

Also Present:

Jane Gaarlandt	PFM	
Kwame Jackson	PFM	(via phone)
Daniel Perry	Caliber Landscaping	(via phone)
Whitney Sousa	Straley Robin Vericker	
Cynthia Elijah	Public	
Holly Romero	Public	(via phone)
Jessica Kelly	Public	

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The meeting was called to order at 7:05 p.m. The Board members and staff present are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Elijah wanted to pass along a message from another resident who wanted to compliment Daniel Perry on the work he does for the District. Ms. Sousa introduced herself as the new representative for District Counsel.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
January 4, 2023 Board of Supervisors'
Meeting**

The Board reviewed the minutes.

On motion by Ms. Cazalas, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District approved the Minutes of the January 4, 2023 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Arbitrage Report

Ms. Gaarlandt provided an overview of the three proposals received. There was a lengthy discussion regarding the different proposals and their pricing and the requirement for the arbitrage calculations.

On motion by Ms. Cazalas, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District accepted the proposal from LLS Tax Solutions Inc. for the six previous years and the current year.

FIFTH ORDER OF BUSINESS

Ratification of FY22 Auditor Engagement Letter

On motion by Ms. Cazalas, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District ratified the FY22 Auditor Engagement Letter.

SIXTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 227 - 234

On motion by Ms. Cazalas, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District ratified Payment Authorization Nos. 227 – 234.

SEVENTH ORDER OF BUSINESS

Review of Monthly Financial

The Board reviewed the monthly financials.

Ms. Cazalas left the meeting at 8:57 p.m.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Gaarlandt mentioned the public facilities report that is due every 7 years. There was discussion of who was responsible for clearing out the drainage, and it was mentioned that Ms. Ledford has reached out to the builder several times regarding the sediment from the neighboring subdivision. The Board decided that they would like to engage Counsel to send a demand letter to the builder for clean-up.

On motion by Ms. Lewis, seconded by Mr. Elijah, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District authorized Counsel to send a demand letter to the builder.

Discussion Relative to Setting Traps on District Property

Ms. Kelly spoke on the issues with the feral cats that are a problem for the residents. She suggested limiting the amount of time the cats are fed to 3 hours for every 24 hours to limit the amount of other animal interference. There was also the suggestion of gathering the cats to spay and neuter so that the problem does not grow. Ms. Kelly will provide information regarding the process for District Counsel to review. Once ready, the HOA and the CDD will work together to get information out to the community.

Review of February & March Inspection Reports

The Board had some questions about the inspection reports and a lengthy discussion ensued concerning what the engineers could do to fix the issues presented, including preventative measures such as the installation of mesh or grates to stop gators from getting into the ponds through culverts. Other matters discussed included irrigation and landscaping issues. Ms. Cazalas left the meeting at 7:58 p.m. Mr. Perry stated that he will need to replace some plants that had died and had provided a proposal to replace all the plants around the dog park. Ms. Gaarlandt stated she received a proposal for just under \$3,000 to have all those plants replaced.

Discussion of Aqualis Spraying/Treatment

Ms. Gaarlandt noted that adding regular spraying of the ponds to the maintenance agreement might be more economical. Also, the proposal for perimeter planting per previous discussion by the board is still outstanding, however, the technician had pointed out that though the plants are beneficial, the cover they provide might attract wildlife.

On request from several residents, Ms. Ledford has requested the County to come out and spray for mosquitoes. Ms. Ledford is also checking with Aqualis to see if there is anything that can be used around the ponds to keep down the mosquito population.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There was a question regarding an update to the lighting situation in the roundabout of phase 2. This is a County issue.

TENTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Lewis, seconded by Mr. Elijah, with all in favor, the April 5, 2023, Meeting of the Board of Supervisors for the Wynnmere East Community Development District.

Secretary / Assistant Secretary

Chair / Vice Chair

Wynnmere East Community Development District

Review of Letter from
The Supervisor of Elections,
Hillsborough County



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Wynnmere East	613

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

Wynnmere East Community Development District

Consideration of Resolution 2023-09,
Approving a Preliminary Budget
for Fiscal Year 2024
and
Setting a Public Hearing Date Thereon
[Suggested Date: July 5, 2023]

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Wynnmere East Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	July 5, 2023
HOUR:	7:00 p.m.
LOCATION:	Southshore Regional Library 15816 Beth Shields Way Ruskin, Florida 33573

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 3, 2023.

Attest:

**Wynnmere East Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

Wynnmere East Community Development District
FY 2024 Proposed Preliminary O&M Budget
Exhibit A

	Actual through 3/31/23	Anticipated April - Sept	Anticipated FY 2023 Totals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
Revenues					
On-Roll Assessments	\$189,853.08	\$2,296.92	\$192,150.00	\$192,150.00	\$192,150.00
Carry Forward Revenue	\$0.00	\$25,932.00	\$25,932.00	\$25,932.00	\$36,450.00
Net Revenues	\$189,853.08	\$28,228.92	\$218,082.00	\$218,082.00	\$228,600.00
General & Administrative Expenses					
Supervisor Fees	\$3,200.00	\$4,800.00	\$8,000.00	\$9,600.00	\$9,600.00
D&O Insurance	3,098.00	\$0.00	3,098.00	3,458.00	3,550.00
Trustee Services	1,858.69	\$1,858.69	3,717.38	4,000.00	4,000.00
District Management	19,999.98	\$20,000.02	40,000.00	40,000.00	40,000.00
Field Management	0.00	\$500.00	500.00	1,000.00	1,200.00
Engineering	0.00	\$6,000.00	6,000.00	6,000.00	6,000.00
Annual Disclosure	1,250.00	\$3,750.00	5,000.00	5,000.00	1,000.00
District Counsel	4,683.67	\$6,000.00	10,683.67	12,000.00	12,000.00
Assessment Administration	5,000.00	\$0.00	5,000.00	5,000.00	5,000.00
Reamortization Schedule	0.00	\$0.00	0.00	250.00	250.00
arbitrage	0.00	\$500.00	500.00	500.00	500.00
Audit	0.00	\$5,000.00	5,000.00	5,000.00	4,500.00
Postage & Shipping	6.24	\$250.00	256.24	500.00	500.00
Copies	0.00	\$50.00	50.00	100.00	100.00
Legal Advertising	1,975.56	\$750.00	2,725.56	1,500.00	2,500.00
Meeting Room	125.00	\$300.00	425.00	600.00	600.00
Contingency	1,645.00	\$6,750.00	8,395.00	13,500.00	13,500.00
Office Supplies	0.00	\$125.00	125.00	250.00	250.00
Web Site Maintenance	440.00	\$2,080.00	2,520.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	\$0.00	175.00	175.00	175.00
Electric	14,718.31	\$19,950.00	34,668.31	28,000.00	35,000.00
Pond Maintenance/Aquatic Contract	4,936.08	\$2,535.24	7,471.32	6,000.00	7,500.00
General Insurance	3,787.00	\$0.00	3,787.00	4,228.00	4,350.00
Property & Casualty	2,036.00	\$0.00	2,036.00	2,221.00	2,325.00
Irrigation Maintenance	0.00	\$2,500.00	2,500.00	5,000.00	5,000.00
Hurricane Clean up	0.00	\$0.00	0.00	0.00	5,000.00
Landscaping Maintenance & Material	31,874.00	\$26,126.00	58,000.00	58,000.00	58,000.00
Flower & Plant Replacement	0.00	\$3,500.00	3,500.00	3,500.00	3,500.00
Total General & Administrative Expenses	\$100,808.53	\$113,324.95	\$214,133.48	\$218,082.00	\$228,600.00
Total Expenses	\$100,808.53	\$113,324.95	\$214,133.48	\$218,082.00	\$228,600.00
Income (Loss) from Operations	\$89,044.55	(\$85,096.03)	\$3,948.52	\$0.00	\$0.00
Other Income (Expense)					
Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income (Expense)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income (Loss)	\$89,044.55	(\$85,096.03)	\$3,948.52	\$0.00	\$0.00

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

	FY 2023 Proposed Budget
REVENUES:	
Series 2016	\$ 516,403.14
TOTAL REVENUES	<u>\$ 516,403.14</u>
EXPENDITURES:	
Series 2016 - Interest 11/01/2022	\$ 136,384.38
Series 2016 - Principal 05/01/2023	\$ 110,000.00
Series 2016 - Interest 05/01/2023	\$ 136,384.38
TOTAL EXPENDITURES	<u>\$ 382,768.76</u>
EXCESS REVENUES	<u>\$ 133,634.38</u>
Series 2016 - Interest 11/01/2023	\$ 133,634.38

Wynnmere East Community Development District
O & M Budget Item Description

Revenues:

On-Roll Assessments:

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Carry Forward Revenue:

Unused income from a prior year which is available as cash for the current year.

Interest Income:

Income from interest earnings.

General & Administrative Expenses:

Supervisor Fees:

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

D&O Insurance:

Supervisors' and Officers' liability insurance.

Trustee Services:

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management:

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

Field Management:

Reimbursable expenses such as rental car, gas, tolls and/or mileage incurred by the Field Manager for site visits.

Engineering:

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Dissemination Agent:

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel:

Wynnmere East Community Development District
O & M Budget Item Description

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration:

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedule:

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit:

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Copies:

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising:

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Meeting Room

Fee charged for renting a room for the monthly advertised meeting.

Bank Fees:

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Contingency:

Other administrative and grounds expenses incurred throughout the year.

Office Supplies:

General office supplies.

Website Maintenance:

Website maintenance fee.

Wynnmere East Community Development District
O & M Budget Item Description

Dues, Licenses, and Fees:

The District is required to pay an annual fee to the Department of Economic Opportunity.

Electric:

Districts' streetlights based on fees and consumption.

Aquatic Contract:

Maintaining and monitoring storm water retention ponds within the District.

General Insurance:

General liability insurance.

Property & Casualty:

Insurance to protect property and cover casualty.

Landscaping Maintenance & Material:

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Flower & Plant Replacement:

Purchase of materials and labor to replace flowers and plants within the District.

Wynnmere East Community Development District

Ratification of
Payment Authorization No. 235

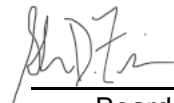
**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 235

3/30/2023

Item No.	Payee	Invoice Number	FY 2023 General Fund
1	Aqualis		
	Maintenance - Inspection: November 2022	PSI-2020-080147	\$ 422.54
	Herbicide/Inspection/Debris Removal: August 2022	PSI-2020-104599	\$ 956.98
	Maintenance - Inspection: March 2023	PSI-2020-122219	\$ 422.54
2	Business Observer		
	Legal Advertising on 03/24/23	23-00874H	\$ 52.50
3	Straley Robin Vericker		
	Legal Counsel Through 02/28/2023	22893	\$ 233.50

TOTAL	\$ 2,088.06
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Vice-Chairman

Board Member

Wynnmere East Community Development District

Consideration of
Payment Authorization Nos. 236 & 237

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 236

4/14/2023

Item No.	Payee	Invoice Number	FY 2023 General Fund
1	PFM Group Consulting		
	District Management Fee: April 2023	DM-04-2023-56	\$ 3,333.33
2	Supervisor Fees - Meeting 04/05/2023		
	Fluffy N. Cazalas	--	\$ 200.00
	Mona Lewis	--	\$ 200.00
	Travis Elijah	--	\$ 200.00
	Nikki Foster	--	\$ 200.00
3	TECO (Paid online)		
	1725 11th Ave NE; 03/01/23-03/29/23	Acct: 211005933836	\$ 24.20
	Wynnmere East Ph 1; 03/01/23-03/29/23	Acct: 211005934289	\$ 1,207.44
	11th Ave NE/18th St NE; 03/01/23-03/29/23	Acct: 221001988080	\$ 1,847.45

TOTAL	\$ 7,212.42
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Board Member



Date	Invoice Number
April 11, 2023	DM-04-2023-56
Payment Terms	Due Date
Upon Receipt	April 11, 2023

RECEIVED
By M. Magar at 2:22 pm, Apr 12, 2023

Bill To:
Wynnmere East Community Development District
c/o PFM Group Consulting District Accounting
Department
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
42nd Floor
Philadelphia, PA 19103
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: District Management Fee: April 2023

Professional Fees	\$3,333.33
Total Amount Due	\$3,333.33

RECEIVED

By Amy Champagne at 12:27 pm, Apr 10, 2023

Wynnmere East Community Development District

Date of Meeting: April 5, 2023

Board Members:	Attendance	Fee
1. Fluffy N. Cazalas	<u>x</u>	<u>\$200</u>
2. Mona Lewis	<u>x</u>	<u>\$200</u>
3. Shawn Fitzgerald	<u>x</u>	<u>N/A</u>
4. Travis Elijah	<u>x</u>	<u>\$200</u>
5. Nikki Foster	<u>x</u>	<u>\$200</u>
	<u> </u>	<u>\$800</u>

Approved For Payment:

Jane Jaarlandt
Manager

4/5/2023
Date

RECEIVED
By M. Magar at 2:22 pm, Apr 13, 2023

Statement Date: 04/04/2023
Acc unt: 211005933836

NNMERE EAST COMMUNITY K
1725 11TH AVE NE
RUS IN, FL 33570-7933 K

Month's charges: \$24.20
Total amount due: \$24.20
Payment Due By: K 04/25/2023

Your Account Summary K

Previous Amount Due	24.20
Payment(s) Received Since Last Statement K	\$24.20
Current Month's Charges	\$24.20
Total Amount Due K	\$24.20 K

A one-stop shop to manage your account.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit. K

Yard project?
Avoid damage and fines
Learn more at TampaElectric.com/811

CALL
811

WAIT two business days

Start **DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL

mail

phone

online

pay agent

See reverse side for more information

Acc unt: 211005933836

Current month's charges: K
Total amount due \$ 4. 0
Payment Due By: 04/25/2023 K
Amount Enclosed \$ K

640272846471

YNNMERE EAST COMMUNITY K
12051 CORPORATE BLVD
ORLANDO, FL 32817-1450

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information 3

Residential Customer Care 3

813-222-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-222-0800 (All other counties)

Commercial Customer Care 3

866-826-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free 3

877-588-1010

Energy-Saving Programs 3

813-275-909

Mail Payments to

TECO
P.O. Box 118
Tampa, FL 33618-0118

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33611-0111

Understanding Your Electric Charges 3

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used. 3

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services. 3

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month. 3

Clean Energy Transition Mechanism (ETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy. 3

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items. 3

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 20 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state. 3

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. 3

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Storm Surcharge – The charge that will recover the cost of storms charged to the storm reserve.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

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(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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Account : 2 11005933836 2
 Statement Date: 04/04/2023
 Current month's charges due 04/ 5/ 0 3

Details of Charges – Service from 03/01/ 0 3 to 03/ 9/ 0 3

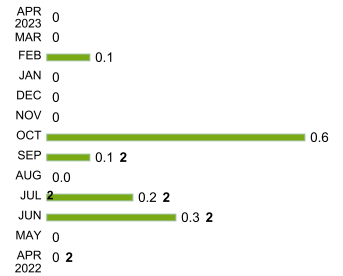
Service for: 1725 11TH AVE NE, RUSKIN, FL 33570-7933

Rate Schedule : General Service - Non demand 2

Member Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	03/29/2023 2	1,789 2	1,789 2		0 kWh 2	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Daily Basic Service Charge 2	29 days @ \$0.75000 2	\$21.75 2
Florida Gross Receipt Tax 2		\$0.56 2
Electric Service Cost 2		\$.31
State Tax		\$1.89 2
Total Electric Cost, Local Fees and Taxes 2		\$ 4. 0

Total Current Month's Charges **\$ 4. 0**

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318. 2

Account Details

[Change Account](#)



Account #: 211005933836
Address: 1725 11TH AVE NE RUSKIN FL 33570-7933
Status: **Active**

Please confirm the payment amount, date and bank account below are correct and then submit.

Need help?

Visit our [help section](#).

Payment Amount:	\$24.20
Payment Date:	04/24/2023
Bank Account:	VB i
Bank Name:	VALLEY NATIONAL BANK

Things you should know:

By clicking Submit, you authorize TECO/Peoples Gas to debit the amount \$24.20 on 04/24/2023 from VALLEY NATIONAL BANK.

A confirmation of this activity will be emailed to **champagnea@p.m.c.m**. If this is no longer a valid email address, visit [Your Profile](#) to update your email address now.

Please add **n.reply@tec.energy.c.m** to your email address book. This will help ensure that messages from this address are delivered to your email inbox.

RESIDENTIAL i

- Payment Options i
- Billing Options
- Start or Stop Service i
- Report a Concern i
- Power Outages i
- Save Energy i
- Safety

BUSINESS i

- Payment Options
- Billing Options
- Start or Stop Service i
- Services
- Save Energy i
- Buildings i
- Construction i

COMPANY

- About Us
- Businesses
- Careers
- Community
- Suppliers
- Environment
- Shareholder Information
- Medical Center

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- Contact Tampa Electric
- Contact Peoples Gas

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RECEIVED

By M. Magar at 2:24 pm, Apr 13, 2023

WY NNMERE EAST COMMUNITY L
NNMERE EAST PH1
RUSKIN, F 33570-0000

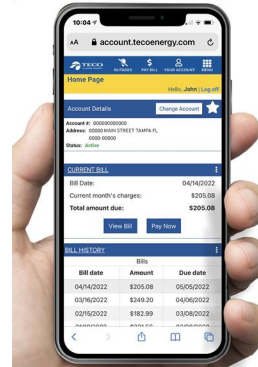
Statement Date: 04/04/2023 L
Acc unt: 211005934289

Current month's charges:	\$1,207.44
Total amount due:	\$1,207.44
Payment Due By:	04/25/2023

Your Account Summary L

Previous Amount Due	1,204.07
Payment(s) Received Since last Statement LL	\$1,204.07
Current Month's Charges	\$1,207.44
Total Amount Due L	\$1,207.44 L

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit. L

Yard project? Avoid damage and fines

Learn more at TampaElectric.com/811



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Acc unt: 211005934289

Current month's charges:	\$1,207.44
Total amount due	\$1,207.44
Payment Due By:	04/25/2023 L
Amount Enclosed	\$ _____

655087582542

YNNMERE EAST COMMUNITY L
12051 CORPORATE B VD
OR ANDO, F 32817-1450

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, F 33631-3318

Contact Information 3

Residential Customer Care

813-222-0800 (Hillsborough County) 3
 863-299-0800 (Polk County)
 888-222-0800 (All other counties)

Commercial Customer Care 3

866-822-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free 3

877-588-1010

Energy-Saving Programs 3

813-275-909

Mail Payments to

TECO
 P.O. Box 118
 Tampa, FL 33618-0118 3

All Other Correspondence

Tampa Electric
 P.O. Box 111
 Tampa, FL 33611-0111

Understanding Your Electric Charges 3

Average kWh per day – The average amount of electricity purchased per day.

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Bright ChoicesSM – The associated fees and charges for leased 3 outdoor lighting services. 3

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Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three 3 cost recovery charges appear as separate line items. 3

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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Account : **2** **11005934 89 2**
 Statement Date: 04/04/2023
 Current month's charges due **04/ 5/ 0 3**

Details of Charges – Service from 03/01/ 0 3 to 03/ 9/ 0 3

Service for: WYNNMERE EAST PH1, RUSKIN, FL 33570-0000

Rate Schedule : Lighting Service 2

Lighting Service Items LS-1 (Bright Choices) for 9 days

Lighting Energy Charge	416 kWh @ \$0.03511/kWh	\$14.61
Fixture & Maintenance Charge 2	26 Fixtures	\$239.98 2
Lighting Pole / Wire	26 Poles	\$837.98
Lighting Fuel Charge 2	416 kWh @ \$0.05169/kWh	\$21.50
Storm Protection Charge 2	416 kWh @ \$0.01466/kWh	\$6.10
Clean Energy Transition Mechanism 2	416 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge 2	416 kWh @ \$0.00326/kWh	\$1.36
Florida Gross Receipt Tax 2		\$1.12
State Tax		\$84.64
Lighting Charges 2		\$1, 07.44
		<hr/>
Total Current Month's Charges 2		\$1, 07.44
		<hr/>

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Account Details

[Change Account](#)



Account #: 211005934289
Address: WYNNMERE EAST PH1 RUSKIN FL 33570-0000
Status: **Active**

Please confirm the payment amount, date and bank account below are correct and then submit.

Need help?

Visit our [help section](#).

Payment Amount:	\$1,207.44
Payment Date:	04/24/2023
Bank Account:	VB
Bank Name:	VALLEY NATIONAL BANK

Things you should know:

By clicking Submit, you authorize TECO/Peoples Gas to debit the amount \$1,207.44 on 04/24/2023 from VALLEY NATIONAL BANK.

A confirmation of this activity will be emailed to **champagnea@pmc.com**. If this is no longer a valid email address, visit [Your Profile](#) to update your email address now.

Please add **reply@tecenergy.com** to your email address book. This will help ensure that messages from this address are delivered to your email inbox.

RESIDENTIAL

- Payment Options
- Billing Options
- Start or Stop Service
- Report a Concern
- Power Outages
- Save Energy
- Safety

BUSINESS

- Payment Options
- Billing Options
- Start or Stop Service
- Services
- Save Energy
- Bulkers
- Construction

COMPANY

- About Us
- Businesses
- Careers
- Community
- Suppliers
- Environment
- Shareholder Information
- Medical Center

CONTACT US

- Contact Tampa Electric
- Contact Peoples Gas

STAY INFORMED

- Our Blog
- e-News Update Sign up



RECEIVED
By M. Magar at 2:26 pm, Apr 13, 2023

Statement Date: 04/04/2023
Acc unt: 221001988080

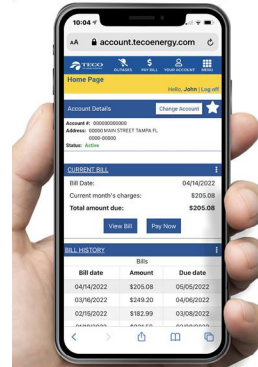
NNMERE EAST COMMUNITY ,
11TH AVE NE/ 18TH ST NE
RUSKIN FL 33570

u e t mont ' ch r e : \$1,847.45
Total amount due: \$1,847.45
Payment Due By: , 04/25/2023

Your Account Summary ,

Previous Amount Due	1 841.61
Payment(s) Received Since Last Statement ,	\$1 841.61
Current Month's Charges	\$1,847.45
Total Amount Due ,	\$1,847.45 ,

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
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WAYS TO PAY YOUR BILL



See reverse side for more information

Acc unt: 221001988080 ,

605705007173

YNNMERE EAST COMMUNITY
3501 QUADRANGLE BLVD STE270 ,
ORLANDO FL 32817

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA FL 33631-3318

Contact Information 3

Residential Customer Care

813-222-0800 (Hillsborough County) 3
 863-299-0800 (Polk County)
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Hearing Impaired/TTY

711

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ACCOUNT IN OIC 2

tampaelectric.com | f t p g+ You Tube in

Accoun : 2 1001988080 2
Statement Date: 04/04/2023
Curr n mon h's charg s du 04/ 5/ 0 3

ails of Charg s - S rvic from 03/01/ 0 3 o 03/ 9/ 0 3

Service for: 11TH AVE NE/ 18TH ST NE, RUSKIN, FL 33570

Ra Sch dul : Ligh ing S rvic 2

Ligh ing S rvic I ms LS-1 (Brigh Choic s) for 9 days

Table with 3 columns: Description, Quantity/Rate, and Amount. Rows include Lighting Energy Charge, Fixture & Maintenance Charge, Lighting Pole / Wire, Lighting Fuel Charge, Storm Protection Charge, Clean Energy Transition Mechanism, Storm Surcharge, Florida Gross Receipt Tax, and State Tax.

Ligh ing Charg s 2

\$1,847.45

To al Curr n Mon h's Charg s 2

\$1,847.45

Impor an M ssag s

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Account Details

[Change Account](#)



Account #: 221001988080
Address: 11TH AVE NEE 18TH ST NE RUSKIN FL 33570
Status: **Active**

Please confirm the payment amount, date and bank account below are correct and then submit.

Need help?

Visit our [help section](#).

Payment Amount:	\$1,847.45
Payment Date:	04/24/2023
Bank Account:	VB i
Bank Name:	VALLEY NATIONAL BANK

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Please add **n.reply@tec.energy.c.m** to your email address book. This will help ensure that messages from this address are delivered to your email inbox.

[Submit Payment](#) [Cancel](#)

RESIDENTIAL

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- Report a Concern
- Power Outages
- Save Energy
- Safety

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- Buildings
- Construction

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- Careers
- Community
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- Medical Center

CONTACT US

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- Contact Peoples Gas

STAY INFORMED

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**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 237
4/20/2023

Item No.	Payee	Invoice Number	FY 2023 General Fund
1	Aqualis Maintenance - Inspection: April 2023	PSI-2020-124295	\$ 422.54

TOTAL	\$ 422.54
--------------	------------------

Board Member

RECEIVED

By Amy Champagne at 9:39 am, Apr 20, 2023



Bill To:

Wynnmere East CDD
c/o Amy Champagne
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817
champagnea@pfm.com

Invoice # PSI-2020-124295
Invoice Date: April 19, 2023
Due Date: May 19, 2023

Qty	Unit	Description	Rate	Amount	Tax
1	Per Job	April Maintenance - Inspection/Debris Removal	422.54	422.54	



Service Location

PFM Group - FL - Wynnmere East Ruskin - Ruskin
Ruskin, FL 33570

SubTotal	\$	422.54
Tax	\$	0.00
Total	\$	422.54
Amount Due	\$	422.54

Notes:

Stormwater Full Service: Preventative Maintenance + Inspection
Full inspection and vegetative maintenance of above-ground stormwater assets
Full inspection and maintenance of underground assets
Removed trash and debris from site
No significant sediment accumulation that would disrupt stormwater flow
All stormwater assets functioning as intended

Please remit payment to:

NEW RESTORATION AND RECOVERY SERVICES
PO BOX 670612
DALLAS TX 75267-0612
Terms: Net 30 Days

Work Order Overview	
Site Number	Wynnmere East Ruskin
City	Ruskin
State	FL
Client/Customer	PFM Group - FL - Wynnmere East Ruskin - Ruskin
Client WO/PO/Permid #	
Service Completion Date	4/18/2023
Arrival Time	11:25 AM
Departure Time	1:13 PM
Time on Site	1.80 Hours
Vendor/Contractor	Aqualis
Vendor Work Order #	W-94132
Inspector's Name	James King
Has there been a rain event in the last 48 hours?	Yes
Service Type	Stormwater Service
Service Description	SW: Full Service Preventative Maintenance + Inspection
Plans were available?	Yes

Stormwater Control Measure (SCM) Assets on site:	
# of Ponds (Dry or Wet)	2
# of Curb Inlets/Drop Inlets/Catch Basins	0
# of Dry Wells	0
# of Flumes (concrete or rip rap)	0
# of Fountains or Aerators	0
# of SW Lift Station	0
Receiving Dock (dock drain, sump pump, trench drain, etc.)	N/A
# of Wetlands or Preserves	0
# of Bioretention Cells	0
# of Grassed Swales	1
# of Oil Water Separator(OWS) / Proprietary Device(s)	0
# Other Green Infrastructure (Green Roof, etc.)	1
Other SCM	

Preventative Maintenance Activities:	
All SCM Assets on site were inspected, maintained, and documented	Yes
Outfall/discharge identified as	Daylights to natural area
Outfall/discharge maintained	Yes
Are there vegetated SCM assets on site?	Yes
Outside dam slope maintained	Yes
Outlet Control Structure/Riser structurally inspected	Yes
Water level is currently at normal pool, or low flow elevation	Yes
Vegetation has been maintained away from the fenceline	NA
Turf was mowed to height within compliance	Yes
If present, invasive or nuisance vegetation was managed	Yes
If present, native vegetation was pruned of dead material or left to thrive	Yes
Sediment was managed at the following asset(s) during Preventative Maintenance	N/A
If present, floatable trash/debris was removed from Manholes or Catch Basins	Yes
Trash and Debris Volume removed from site (42-gal bags)	2
The following observation(s) will be monitored, and not logged as a Found in Field	N/A
Observations requiring additional review or corrective action were logged in Found in Field	N/A
Additional observations, activities, or items in progress performed during Preventative Maintenance	Inspected and maintained stormwater assets.

Pre-Work and Post-Work Photos

Pre-Work Photos



Post-Work Photos





aqualisco.com | 855.890.6390

Wynnmere East Community Development District

Review of Monthly Financials

Wynnmere East CDD
Statement of Financial Position
As of 3/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$252,068.34				\$252,068.34
Assessments Receivable	2,296.16				2,296.16
Deposits	2,825.00				2,825.00
Assessments Receivable		\$4,517.64			4,517.64
Debt Service Reserve Series 2016		193,137.50			193,137.50
Revenue Series 2016		455,177.26			455,177.26
Prepayment Series 2016		1,016.98			1,016.98
Acquisition/Construction Series 2016			\$28.95		28.95
Total Current Assets	<u>\$257,189.50</u>	<u>\$653,849.38</u>	<u>\$28.95</u>	<u>\$0.00</u>	<u>\$911,067.83</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$649,331.74	\$649,331.74
Amount To Be Provided				4,475,668.26	4,475,668.26
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,125,000.00</u>	<u>\$5,125,000.00</u>
Total Assets	<u>\$257,189.50</u>	<u>\$653,849.38</u>	<u>\$28.95</u>	<u>\$5,125,000.00</u>	<u>\$6,036,067.83</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$6,421.06				\$6,421.06
Deferred Revenue	2,296.16				2,296.16
Deferred Revenue		\$4,517.64			4,517.64
Total Current Liabilities	<u>\$8,717.22</u>	<u>\$4,517.64</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13,234.86</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$5,125,000.00	\$5,125,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,125,000.00</u>	<u>\$5,125,000.00</u>
Total Liabilities	<u>\$8,717.22</u>	<u>\$4,517.64</u>	<u>\$0.00</u>	<u>\$5,125,000.00</u>	<u>\$5,138,234.86</u>

Wynnmere East CDD
Statement of Financial Position
As of 3/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$6,961.01)				(\$6,961.01)
Net Assets - General Government	166,123.74				166,123.74
Current Year Net Assets - General Government	89,309.55				89,309.55
Net Assets, Unrestricted		\$405,263.52			405,263.52
Current Year Net Assets, Unrestricted		244,068.22			244,068.22
Net Assets, Unrestricted			\$28.54		28.54
Current Year Net Assets, Unrestricted			0.41		0.41
Total Net Assets	\$248,472.28	\$649,331.74	\$28.95	\$0.00	\$897,832.97
Total Liabilities and Net Assets	\$257,189.50	\$653,849.38	\$28.95	\$5,125,000.00	\$6,036,067.83

Wynnmere East CDD

Statement of Activities

As of 3/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$189,853.08				\$189,853.08
On-Roll Assessments		\$373,534.46			373,534.46
Total Revenues	<u>\$189,853.08</u>	<u>\$373,534.46</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$563,387.54</u>
<u>Expenses</u>					
Supervisor Fees	\$3,200.00				\$3,200.00
Insurance	3,098.00				3,098.00
Trustee Services	1,858.69				1,858.69
District Management	19,999.98				19,999.98
Dissemination Agent	1,250.00				1,250.00
District Counsel	4,683.67				4,683.67
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	6.24				6.24
Legal Advertising	1,975.56				1,975.56
Contingency	1,645.00				1,645.00
Meeting Room	125.00				125.00
Web Site Maintenance	440.00				440.00
Dues, Licenses, and Fees	175.00				175.00
Electric	14,718.31				14,718.31
Aquatic Contract	4,936.08				4,936.08
Amenity - Insurance	2,036.00				2,036.00
General Insurance	3,787.00				3,787.00
Landscaping Maintenance & Material	31,874.00				31,874.00
Interest Payments		\$136,246.88			136,246.88
Total Expenses	<u>\$100,808.53</u>	<u>\$136,246.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$237,055.41</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$265.00				\$265.00
Interest Income		\$6,780.64			6,780.64
Interest Income			\$0.41		0.41
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$265.00</u>	<u>\$6,780.64</u>	<u>\$0.41</u>	<u>\$0.00</u>	<u>\$7,046.05</u>
Change In Net Assets	\$89,309.55	\$244,068.22	\$0.41	\$0.00	\$333,378.18
Net Assets At Beginning Of Year	<u>\$159,162.73</u>	<u>\$405,263.52</u>	<u>\$28.54</u>	<u>\$0.00</u>	<u>\$564,454.79</u>
Net Assets At End Of Year	<u><u>\$248,472.28</u></u>	<u><u>\$649,331.74</u></u>	<u><u>\$28.95</u></u>	<u><u>\$0.00</u></u>	<u><u>\$897,832.97</u></u>

Wynnmere East CDD
Budget to Actual
For the Month Ending 3/31/2023

	Actual	Year To Date Budget	Variance	FY 2023 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$189,853.08	\$96,075.00	\$93,778.08	\$192,150.00
Carry Forward	0.00	12,966.00	(12,966.00)	25,932.00
Net Revenues	\$189,853.08	\$109,041.00	\$80,812.08	\$218,082.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$3,200.00	\$4,800.00	(\$1,600.00)	\$9,600.00
D&O Insurance	3,098.00	1,729.00	1,369.00	3,458.00
Trustee Services	1,858.69	2,000.00	(141.31)	4,000.00
District Management	19,999.98	20,000.00	(0.02)	40,000.00
Field Management	0.00	500.00	(500.00)	1,000.00
Engineering	0.00	3,000.00	(3,000.00)	6,000.00
Dissemination Agent	1,250.00	2,500.00	(1,250.00)	5,000.00
District Counsel	4,683.67	6,000.00	(1,316.33)	12,000.00
Assessment Administration	5,000.00	2,500.00	2,500.00	5,000.00
Reamortization Schedule	0.00	125.00	(125.00)	250.00
Arbitrage	0.00	250.00	(250.00)	500.00
Audit	0.00	2,500.00	(2,500.00)	5,000.00
Postage & Shipping	6.24	250.00	(243.76)	500.00
Copies	0.00	50.00	(50.00)	100.00
Legal Advertising	1,975.56	750.00	1,225.56	1,500.00
Meeting Room	125.00	300.00	(175.00)	600.00
Contingency	1,645.00	6,750.00	(5,105.00)	13,500.00
Office Supplies	0.00	125.00	(125.00)	250.00
Web Site Maintenance	440.00	1,350.00	(910.00)	2,700.00
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00
Electric	14,718.31	14,000.00	718.31	28,000.00
Aquatic Contract	4,936.08	3,000.00	1,936.08	6,000.00
General Insurance	3,787.00	2,114.00	1,673.00	4,228.00
Property & Casualty	2,036.00	1,110.50	925.50	2,221.00
Irrigation Maintenance	0.00	2,500.00	(2,500.00)	5,000.00
Landscaping Maintenance & Material	31,874.00	29,000.00	2,874.00	58,000.00
Flower & Plant Replacement	0.00	1,750.00	(1,750.00)	3,500.00
Total General & Administrative Expenses	\$100,808.53	\$109,041.00	(\$8,232.47)	\$218,082.00
Total Expenses	\$100,808.53	\$109,041.00	(\$8,232.47)	\$218,082.00
Income (Loss) from Operations	\$89,044.55	\$0.00	\$89,044.55	\$0.00
<u>Other Income (Expense)</u>				
Interest Income	\$265.00	\$0.00	\$265.00	\$0.00
Total Other Income (Expense)	\$265.00	\$0.00	\$265.00	\$0.00
Net Income (Loss)	\$89,309.55	\$0.00	\$89,309.55	\$0.00

Wynnmere East Community Development District

Staff Reports

Wynnmere East Community Development District

District Counsel

Wynnmere East Community Development District

District Engineer

Wynnmere East Community Development District

District Manager

Wynnmere East Community Development District

Supervisor Requests
and Audience Comments