



Rizzetta & Company

Wynnmere East Community Development District

**Board of Supervisors' Meeting
April 29, 2026**

District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, FL 33578
813.533-2950

Wynnmereeastcdd.com

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573

www.wynnmereeastcdd.com

District Board of Supervisors	Fluffy Cazalas Travis Elijah Shawn Fitzgerald Vacant Vacant	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Whitney Sousa	Straley, Robin & Vericker
District Engineer	Charles Reed	Johnson Engineering

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Riverview, Florida (813) 533-2950
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.wynnmereeastcdd.com

Board of Supervisors
Wynnmere East Community
Development District

April 24, 2026

REVISED FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Wynnmere East Community Development District will be held on **Wednesday, April 29, 2026, at 6:00 p.m.**, at the offices of Rizzetta and Company, 2700 S. Falkenburg Rd. Suite 2745, Riverview FL 33578.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
4. **BUSINESS ITEMS**
 - A. Consideration of Resumes to Fill Vacant Board Seats.....Tab 1
 - B. Consideration of Resolution 2026-01, Re-Designating Officers.....Tab 2
 - C. Discussion of Landscape Vendor
 - D. Presentation of Fiscal Year 2026-2027 Proposed Budget.....Tab 3 USC
 1. Consideration of Resolution 2026-03, Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing...Tab 4
 - E. Announcement of Voter Registration Count – 639.....Tab 5
 - F. Review of Sitex Fuel Surcharge.....Tab 6
 - G. Discussion of Communication with District Management
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting of October 23, 2025.....Tab 7
 - B. Ratification of Operation & Maintenance Expenditures for November and December 2025, January, February, and March 2026.....Tab 8
 - C. Consideration of Financial Statements for October, November and December 2025, January and February 2026.....Tab 9
5. **SUPERVISOR REQUESTS**
6. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1

-----Original Message-----

From: MONA LEWIS <magddiva77@aol.com>

Sent: Tuesday, February 18, 2025 1:24 PM

To: Stephanie DeLuna <SDeLuna@rizzetta.com>

Subject: [EXTERNAL]Re election

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

I Mona Lewis will attend the 3/06/2025 Wynnmere East CDD Board meeting. I am requesting consideration for reelection to my seat on the Board of Directors.

Mona Lewis

Fonda Norton

Ruskin, FL

fonda_barrett@yahoo.com

+1 813 516 2376

Professional Summary

An innovative, self-motivated, experienced Licensed Community Association Manager with Apartment Management background and leadership skills, seeking an opportunity to form a relationship with a Management Firm becoming a valuable asset to their company.

Work Experience

Licensed Community Association Manager

Unique Property Services-Gibsonton, FL

February 2022 to January 2025

- **Financial Management:** Overseen budgeting, financial reporting, assessment collection, and vendor payments
- **Property Maintenance:** Managed maintenance of common areas, coordinated repairs, and ensured properties were well-maintained
- **Communication & Conflict Resolution:** Effectively communicated with residents, board members, and vendors to address concerns and resolve issues
- **Enforcement of Rules:** Ensure residents comply with community rules and regulations.
- **Board Support:** Prepared meeting agendas, attended board meetings, and prepared board meeting packets
- **Compliance:** Stayed informed about industry trends, laws, and best practices to ensure compliance
- **Vendor Management:** Overseen and managed relationships with third-party vendors and contractors.

Administrative Assistant to LCAM

Sandpointe Property Management-Ruskin, FL

September 2019 to July 2021

- Worked closely with the new homeowners getting them acclimated to their community upon move in; providing utility information, payment options, Amenity Access cards, Welcome Packet, etc.
- Scheduled and prioritized work load to meet deadlines for the CAM for all 5

Associations

- Acted as back up for Community Manager, in her absence.
- Assisted Accounting with processing Monthly Payments and following up on past due assessments
- Received proposals for community projects from vendors and service providers.
- Coordinated with vendors/service providers leading up to, during and following special projects
- Acted as a liaison between maintenance staff and other departments, regarding work orders and projects
- Managed and maintained the calendar of meetings and assisted with setting up Board Meeting Rooms
- Prepared meeting packets for the Board Meetings
- Closely monitored and managed all of the homeowner's accounts, ensuring payments were properly allocated; managed and addressed delinquent accounts; which included populating delinquent notices from Condo Manager

- Managed and operated key fob system; this included but was not limited to assigning keys, troubleshooting fob issues and providing access reports to the Board Members, upon request.
- Ensured homeowners contact information was accurate in Condo Manager

Community Manager

Professional Realty Management-Seffner, FL

March 2018 to August 2019

- Coded and submitted invoices for approval and processing
- Processed and reviewed monthly close-out reports
- Met with vendors and contractors at the office or on site to discuss scope of work and proposal or bid
- Scheduled all unit turn activities
- Conducted a regular property inspection; walking the asset to ensure there is no unattended property damage and to ensure the grounds maintained an impressionable curb appeal
- Gathered, analyzed and interpreted current market surveys, of area comps, to ensure rent rates were comparable
- Recruited, hired, managed, terminated and provided performance evaluations on employees

Director of Community Management

Premium Solutions Group-Tampa, FL

April 2017 to February 2018

- Requested proposals or bids, business licenses and insurance policies from new vendors
- Consistently checked emails for LCAM requests, homeowner compliance, vendor proposals, etc
- Created an inspection calendar and set all inspection dates in accordance with number of visits stipulated in HOA community contract
- Inspected HOA communities to ensure compliance by homeowners, residents, landscape vendors and to monitor special projects being performed on site
- Met with vendors at the office or on site to discuss scope of work, proposal or bid
- Generated and printed various reports, including violations reports, utilizing Condo Manager web based program.
- Analyzed financial reports; distributed collection notices to homeowners for non-payment of assessments
- Processed and submitted non-compliance violations and collection notices to Attorney for lien process

Property Manager

Greystar Property Management-Tampa, FL

September 2015 to February 2017

- Approved and submitted invoices from vendors, contractors and service providers for payment
- Gathered, analyzed and interpreted current market surveys, of area comps, to ensure rent rates were comparable
- Promoted resident satisfaction and retention by responding to complaints, questions and requests in a timely manner
- Conducted a regular property inspection; walking the asset to ensure there is no unattended property damage and to ensure the grounds maintained an impressionable curb appeal
- Supervised property staff by training, coaching and mentoring their performance in accordance with Company policies
- Assisted with managing the client/owner relationship by meeting with the owners, conducted property tours, provided updates and information about the property's performance, and responded to owner requests as needed
- Managed and overseen major capital projects
- Directed and overseen due diligence processes during property transitions

Assets Preservations Coordinator/ Office Assistant

Mortgage Contracting Services-Tampa, FL

November 2014 to September 2015

- Performed a variety of operational tasks in order to preserve properties
- Maintained accountability for the entire process from receipt of work to resolution and closure
- Tasks required coordination of information among various operational areas and customers
- Prepared, edited, distributed, and/or corrected documents/notes/entries as needed
- Contacted customers with any questions or concerns; worked to minimize risks of further damage to properties
- Monitored queue, ensuring necessary property preservation work was completed
- Ensured all work was completed accurately in compliance with client specifications and company policies
- Reviewed, approved or rejected bids from vendors
- Issued and assigned work orders to our network of vendors as needed

Executive Assistant to the Regional VP of Admissions

Everest University-Tampa, FL

September 2012 to September 2014

- Performed a range of staff and operational support activities
- Established, maintained, processed and updated files, records, license and other documents
- Arranged meetings and conferences, scheduled appointments; made travel arrangements
- Served as a liaison with other departments on basic administrative and operational matters
- Prepared and analyzed daily reports supporting the Admissions departments
- Ensured the Admissions Administrative Assistants were informed on any changes in the compliance policies
- Routed Calls and Messages to the proper director and representative
- Frequently performed multi-tasking in a Windows operating system environment
- Performed Admissions Administrative duties such as Vet Enrollment Agreements, Created, Distributed and cancelled leads as well as applications, and Enrolled students
- Provided a pleasant customer service experience to the prospective students as they called into the call center

Property Manager

PK Management-Asheboro, NC

November 2005 to September 2012

- Led, directed, and controlled all areas of the property, ensuring Community Policies and Procedures were being executed
- Recruited, hired, managed, terminated and provided performance evaluations on employees
- Obtained bids for All contracting services and overseen routine capital projects
- Posted Rental Collections, made bank deposits, and overseen the administration of accounting functions
- Performed Annual Certifications and Interim Certifications for residents
- Performed a weekly evaluation of the delinquencies and availabilities
- Managed property budget, analyzed and financial reports
- Insured the property was maintained to HUD Standards and Regulations
- Processed and reviewed monthly close-out reports
- Prepared the property for REAC Inspections
- Leased apartments; ensuring the Fair Housing guidelines were followed; screening potential resident's applications
- Performed Background/Credit checks on potential applicants

- Maintained resident files and computer records for the community
- Processed notices to vacate & manage delinquencies/ file evictions as necessary
- Performed general administrative duties as assigned by the Property Manager
- Performed Quarterly Housekeeping/Fire & Safety Inspections

Education

Associates in Pastoral Studies

Manifest Theological Institute-Tampa, FL

January 2023 to January 2025

High school diploma

Chatham Central High School

June 1995

Skills

- Calendar Management
- Event Planning
- Customer service
- Fair Housing Regulations
- Financial Report Interpretation
- Property Management
- Operating Systems
- Microsoft Office
- Microsoft Office (Excel, Word, Outlook, Internet) Condo Manager Property Management Software Yardi
- Accounts Payable
- Property Leasing
- General Ledger Accounting
- Software Troubleshooting
- Administrative Experience
- Microsoft Windows
- Accounts Receivable
- Google Suite
- Accounting software

Tab 2

RESOLUTION 2026-01

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

WHEREAS, WYNNMERE EAST Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Rachel Welborn is appointed Assistant Secretary.

 Stephanie DeLuna is appointed Assistant Secretary.

 Matthew Huber is appointed Assistant Secretary.

 Susan Garcia is appointed Assistant Treasurer

 Scott Brizendine is appointed Treasurer

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 29TH DAY OF APRIL 2026.

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 3

USC

Tab 4

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; 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, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**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: June 23, 2026
HOUR: 7:00 p.m.
LOCATION: Rizzetta & Company
2700 S. Falkenburg Rd, Suite 2745
Riverview FL 33578

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 APRIL .

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 2026/2027

Tab 5



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

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, 2026, listed below.

Community Development District	Number of Registered Electors
Wynnmere East CDD	639

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) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

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.

Tab 6



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnmere East Community Development District was held on **Thursday, October 23, 2025, at 6:11 p.m.** at the SouthShore Library, located at 15816 Beth Shields Way, Ruskin FL 33573.

Present and constituting a quorum were:

Fluffy Cazalas	Chairman
Travis Elijah	Vice-Chair
Shawn Fitzgerald	Assistant Secretary

Also present were:

Sephanie DeLuna	Regional District Manager; Rizzetta & Company
KC Hopkinson	District Counsel; Straley Robin Vericker

Audience

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. DeLuna called the meeting to order and performed a roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson had no updates.

B. District Engineer

Not present.

C. District Manager

Ms. DeLuna stated the next Board meeting is scheduled for Thursday, March 5, 2025, at 6:00 p.m. offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578.

1. Consideration of 2024-2025 Goals and Objectives Report

Ms. DeLuna reviewed the report.

79 **F. Consideration of Grau Engagement Letter**

80
81 Ms. Deluna presented the agreement with Grau for auditing services for September
82 30, 2025, with an option for two (2) additional annual renewals. The Board asked that it be
83 revised to include an anti-human trafficking agreement.
84

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved the Grau Engagement letter, as discussed, for the Wynnmere East Community Development District.

85
86 **G. Consideration of Sitex Aquatics Quarterly Ditch Management Agreement.**
87

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved the Sitex Aquatics Quarterly Ditch management Agreement at a cost of \$4,000, for the Wynnmere East Community Development District.

88
89 **H. Discussion of Landscape Contract**
90

91 Ms. DeLuna led discussion regarding the proposed contract. A request was made that
92 trash pick-up be included.

On a Motion by Mr. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors requested District Counsel review the landscape agreement and make any necessary adjustments, for the Wynnmere East Community Development District.

93
94 **FIFTH ORDER OF BUSINESS**

Business Administration

95
96 **A. Consideration of Meeting Minutes of August 7, 2025**
97
98

On a Motion by Mr. Fitzgerald, seconded by Ms. Cazales, with all in favor, the Board of Supervisors accepted the August 7, 2025, meeting minutes, as presented, for the Wynnmere East Community Development District.

99
100 **B. Ratification of Operation & Maintenance Expenditures for July, August, and**
101 **September 2025**
102

On a Motion by Ms. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors ratified and accepted the Operation & Maintenance Expenditures for July (\$13,719.99), August (\$17,159.26), and September 2025 (\$18,528.25), for the Wynnmere East Community Development District.

C. Presentation of Financial Statements for July, August, and September 2025

On a Motion by Ms. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the Financial Statements for July, August, and September 2025, for the Wynnmere East Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Fitzgerald requested that Management obtain a proposal for the options to install mulch, rock, or seashell.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board adjourned the meeting at 7:24 p.m., for the Wynnmere East Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 8

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

District Office - Riverview, Florida - (813) 533-2950
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
Wynnmereeastcdd.com

Operation and Maintenance Expenditures
November 2025
Presented For Board Approval

The total items being presented: **\$ 8,167.81**

Approval of Expenditures:

- _____ Chairperson
- _____ Vice Chairperson
- _____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through Nov 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Caliber Residential and Commercial Services	300066	353	Landscape Community Lawn Services 11/25	\$ 4,333.00
NEWAGETUTORS LLC	300067	7882	ADA Website Maintenance 11/25	\$ 110.00
Straley Robin Vericker	300070	27054	Legal Services 07/25	\$ 366.00
Straley Robin Vericker	300068	27366	Legal Services 09/25	\$ 187.50
TECO	20251126-1	211005933836 10/25 ACH	1725 11th Ave NE 10/25	\$ 23.30
TECO	20251126-2	211005934289 10/25 ACH	WYNMERE EAST PH1 10/25	\$ 1,220.72
TECO	20251126-3	221001988080 10/25 ACH	11TH AVE NE / 18th ST NE 10/25	\$ 1,866.04
The Observer Group, Inc.	300069	25-03071H	Legal Advertising 10/25	<u>\$ 61.25</u>
Total				<u>\$ 8,167.81</u>

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

Bill To
Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, Fl 33614
(813)933-5571 EXT 2772

Invoice # 353
Invoice Date 11/03/2025

DESCRIPTION	AMOUNT
Community Lawn	4,333.00
TOTAL	\$4,333.00 USD



Terms & Conditions

Payments are due on the 15th of each month

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Wynnmere East CDD
3434 Colwell Avenue, Suite
200
Tampa, FL 33616

INVOICE # 7882

DATE 11/01/2025

DUE DATE 11/01/2025

TERMS Due on receipt

Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00
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Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

Pay invoice

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East CDD
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

August 27, 2025

Client: 001505

Matter: 000001

Invoice #: 27054

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2025	WAS	REVIEW CORRECT RESOLUTION APPROVING FY 2025/2026 PROPOSED BUDGET.	0.2	\$61.00
7/3/2025	WAS	REVIEW AND RESPOND TO QUESTION FROM C. GARGARO REGARDING MAILED NOTICE LETTER.	0.3	\$91.50
7/11/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING DISTRICT COUNSEL COVERAGE.	0.2	\$61.00
7/15/2025	VKB	REVIEW AND REPLY TO EMAILS FROM F. CAZALAS RE: LANDSCAPING CONCERNS AND COMMUNICATIONS WITH DISTRICT MANAGER.	0.3	\$91.50
7/18/2025	VKB	TELECONFERENCE WITH F. CAZALAS RE: MAINTENANCE OF DRAINAGE DITCH.	0.2	\$61.00
Total Professional Services			1.2	\$366.00

August 27, 2025
Client: 001505
Matter: 000001
Invoice #: 27054

Page: 2

Total Services	\$366.00	
Total Disbursements	\$0.00	
Total Current Charges		\$366.00
Previous Balance		\$418.50
<i>Less Payments</i>		<i>(\$418.50)</i>
PAY THIS AMOUNT		\$366.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East CDD
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

October 22, 2025

Client: 001505

Matter: 000001

Invoice #: 27366

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/5/2025	AM	REVIEW STATUS FOR 2026 GENERAL ELECTION QUALIFIED ELECTORS.	0.2	\$35.00
9/8/2025	WAS	COMMUNICATIONS WITH BOARD MEMEBER REGARDING LANDSCAPING ISSUE.	0.2	\$61.00
9/22/2025	WAS	REVIEW TENTATIVE AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.3	\$91.50
Total Professional Services			0.7	\$187.50

October 22, 2025
Client: 001505
Matter: 000001
Invoice #: 27366

Page: 2

Total Services	\$187.50	
Total Disbursements	\$0.00	
Total Current Charges		\$187.50
Previous Balance		\$1,255.00
PAY THIS AMOUNT		\$1,442.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27054	August 27, 2025	\$366.00	\$0.00	\$0.00	\$0.00	\$553.50
27204	September 26, 2025	\$889.00	\$0.00	\$0.00	\$0.00	\$1,076.50
Total Remaining Balance Due						\$1,442.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,076.50	\$366.00	\$0.00	\$0.00



WYNNMERE EAST COMMUNITY
1725 11TH AVE NE
RUSKIN, FL 33570-7933

Statement Date: November 04, 2025

Amount Due: \$23.30

Due Date: November 25, 2025

Account #: 211005933836

DO NOT PAY. Your account will be drafted on November 25, 2025

Account Summary

Current Service Period: September 27, 2025 - October 29, 2025

Previous Amount Due \$21.35

Payment(s) Received Since Last Statement -\$21.35

Current Month's Charges \$23.30

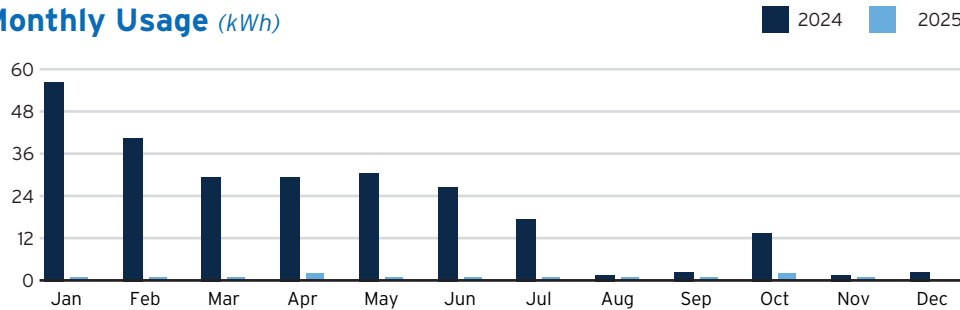
Amount Due by November 25, 2025 \$23.30

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



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005933836

Due Date: November 25, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$23.30

Payment Amount: \$

636569680777

Your account will be drafted on November 25, 2025

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005933836
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Meter Read

Service Period: Sep 27, 2025 - Oct 29, 2025

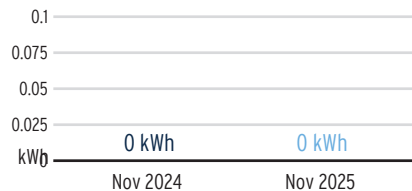
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	10/29/2025	2,131		2,130		1 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.48
State Tax		\$1.82
Total Electric Cost, Local Fees and Taxes		\$23.30

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges \$23.30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WYNNMERE EAST COMMUNITY
WYNNMERE EAST PHI
RUSKIN, FL 33570-0000

Statement Date: November 04, 2025

Amount Due: \$1,220.72

Due Date: November 25, 2025

Account #: 211005934289

DO NOT PAY. Your account will be drafted on November 25, 2025

Account Summary

Current Service Period: September 27, 2025 - October 29, 2025

Previous Amount Due	\$1,220.72
Payment(s) Received Since Last Statement	-\$1,220.72
Current Month's Charges	\$1,220.72

Amount Due by November 25, 2025 \$1,220.72

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



Scan here to view your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005934289

Due Date: November 25, 2025

Amount Due: \$1,220.72

Payment Amount: \$ _____

636569680778

Your account will be drafted on November 25, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 WYNNMERE EAST PHI
 RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Service Period: Sep 27, 2025 - Oct 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	416 kWh @ \$0.03412/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03363/kWh	\$13.99
Storm Protection Charge	416 kWh @ \$0.00559/kWh	\$2.33
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.92
State Tax		\$85.49
Lighting Charges		\$1,220.72

Total Current Month's Charges \$1,220.72

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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 P.O. Box 31318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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- Phone:** 866-832-6249
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: November 04, 2025

Amount Due: \$1,866.04

Due Date: November 25, 2025

Account #: 221001988080

DO NOT PAY. Your account will be drafted on November 25, 2025

Account Summary

Current Service Period: September 27, 2025 - October 29, 2025	
Previous Amount Due	\$1,866.04
Payment(s) Received Since Last Statement	-\$1,866.04
Current Month's Charges	\$1,866.04
Amount Due by November 25, 2025	\$1,866.04

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



Scan here to view your account online.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001988080

Due Date: November 25, 2025

Amount Due: \$1,866.04

Payment Amount: \$ _____



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

653853539447

Your account will be drafted on November 25, 2025

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




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

Account #: 221001988080
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Service Period: Sep 27, 2025 - Oct 29, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	720 kWh @ \$0.03412/kWh	\$24.57
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03363/kWh	\$24.21
Storm Protection Charge	720 kWh @ \$0.00559/kWh	\$4.02
Clean Energy Transition Mechanism	720 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.59
State Tax		\$130.75
Lighting Charges		\$1,866.04






Total Current Month's Charges \$1,866.04

Important Messages

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03071H

Date 10/10/2025

Attn:
Wynnmere East CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-03071H Notice of Special BOS Meeting RE: Wynnmere East CDD Board of Supervisors Meeting on 10/23/25 at 6:00 PM Published: 10/10/2025	\$61.25
--	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF SPECIAL BOS MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District will hold a special meeting beginning at 6:00 p.m. Thursday, October 23, 2025 at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Rd, Suite 2745, Riverview Florida, 33578., (813)533-2950, during normal business hours.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Wynnmere East CDD
Stephanie DeLuna, District Manager
October 10, 2025 25-03071H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through Dec 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Caliber Residential and Commercial Services	300072	342	Glue Mulch 07/25	\$ 5,700.00
Caliber Residential and Commercial Services	300074	358	Landscape Community Lawn Services 12/25	\$ 4,333.00
Sitex Aquatics, LLC	300071	10412-b	Monthly Lake Maintenance 11/25	\$ 1,343.00
Sitex Aquatics, LLC	300075	10509-b	Monthly Lake Maintenance 12/25	\$ 343.00
Straley Robin Vericker	300076	27536	Legal Services 10/25	\$ 793.00
TECO	20251229-2	211005933836 11/25 ACH	1725 11th Ave NE 11/25	\$ 19.79
TECO	20251229-3	211005934289 11/25 ACH	WYNMERE EAST PH1 11/25	\$ 1,220.72
TECO	20251229-1	221001988080 11/25 ACH	11TH AVE NE / 18th ST NE 11/25	\$ 1,866.04
VGlobal Tech	300073	7966	Quarterly ADA & WCAG Audits 12/25	\$ 300.00
VGlobal Tech	300073	8012	ADA Website Maintenance 12/25	<u>\$ 110.00</u>
Total				<u>\$ 16,028.55</u>

**CALIBER RESIDENTIAL AND
COMMERCIAL SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

RECEIVED
07/17/25

Bill To

Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, Fl 33614
(813)933-5571 EXT 2772

Invoice # 342
Invoice Date 07/16/2025

DESCRIPTION	AMOUNT
8 pallets of glue mulch (colors is brown)	5,700.00
(free) I have insurance on all flowers and bushes	0.00
TOTAL	\$5,700.00 USD



Terms & Conditions

Payments are due on the 30th of each month

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

Bill To
Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
(813)933-5571 EXT 2772

Invoice # 358
Invoice Date 12/01/2025

DESCRIPTION	AMOUNT
Community Lawn	4,333.00
TOTAL	\$4,333.00 USD



Terms & Conditions

Payments are due on the 15th of each month

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Wynnmere East CDD
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 10412-b
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 2 Waterways	1	\$343.00	\$343.00
2.		Vegetation Maintenance	Wetland Buffers	1	\$1,000.00	\$1,000.00
					Total	\$1,343.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Wynnmere East CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10509-b
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 2 Waterways	1	\$343.00	\$343.00
					Total	\$343.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East CDD
P.O. Box 32414
Charlotte, NC 28232

November 20, 2025
Client: 001505
Matter: 000001
Invoice #: 27536

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/21/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH S. DELUNA REGARDING SAME.	0.6	\$183.00
10/23/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.0	\$610.00
Total Professional Services			2.6	\$793.00
Total Services			\$793.00	
Total Disbursements			\$0.00	
Total Current Charges				\$793.00
Previous Balance				\$1,442.50
Less Payments				(\$889.00)
PAY THIS AMOUNT				\$1,346.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27054	August 27, 2025	\$366.00	\$0.00	\$0.00	\$0.00	\$1,159.00
27366	October 22, 2025	\$187.50	\$0.00	\$0.00	\$0.00	\$980.50
Total Remaining Balance Due						\$1,346.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$980.50	\$0.00	\$366.00	\$0.00



WYNNMERE EAST COMMUNITY
1725 11TH AVE NE
RUSKIN, FL 33570-7933

Statement Date: December 04, 2025

Amount Due:	\$19.79
Due Date: December 26, 2025	
Account #: 211005933836	

DO NOT PAY. Your account will be drafted on December 26, 2025

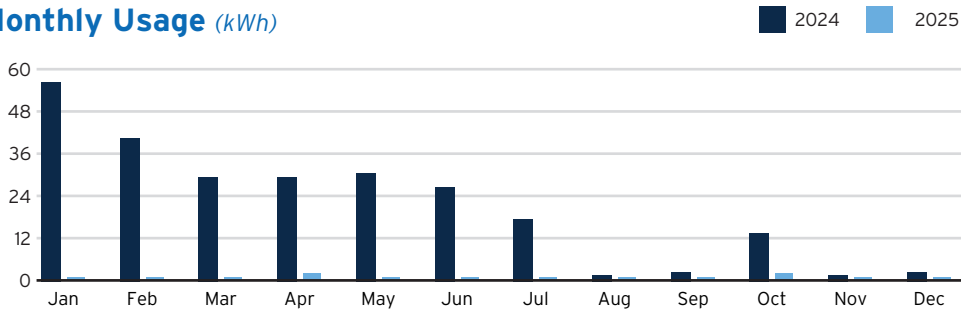
Account Summary

Current Service Period: October 30, 2025 - November 26, 2025	
Previous Amount Due	\$23.30
Payment(s) Received Since Last Statement	-\$23.30
Current Month's Charges	\$19.79
Amount Due by December 26, 2025	\$19.79

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

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211005933836
Due Date: December 26, 2025

Amount Due:	\$19.79
Payment Amount: \$ _____	

640273412525

Your account will be drafted on December 26, 2025

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005933836
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Service Period: Oct 30, 2025 - Nov 26, 2025

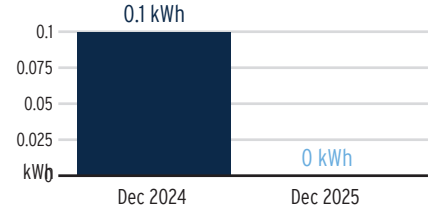
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	11/26/2025	2,132		2,131		1 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.46
Electric Service Cost		\$18.25
State Tax		\$1.54
Total Electric Cost, Local Fees and Taxes		\$19.79

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$19.79

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WYNNMERE EAST COMMUNITY
WYNNMERE EAST PH1
RUSKIN, FL 33570-0000

Statement Date: December 04, 2025

Amount Due: \$1,220.72

Due Date: December 26, 2025


Account #: 211005934289

DO NOT PAY. Your account will be drafted on December 26, 2025

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025	
Previous Amount Due	\$1,220.72
Payment(s) Received Since Last Statement	-\$1,220.72
Current Month's Charges	\$1,220.72
Amount Due by December 26, 2025	\$1,220.72

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005934289

Due Date: December 26, 2025

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,220.72

Payment Amount: \$ _____

640273412526

Your account will be drafted on December 26, 2025

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 WYNNMERE EAST PHI
 RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Service Period: Oct 30, 2025 - Nov 26, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 28 days		
Lighting Energy Charge	416 kWh @ \$0.03412/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03363/kWh	\$13.99
Storm Protection Charge	416 kWh @ \$0.00559/kWh	\$2.33
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.92
State Tax		\$85.49
Lighting Charges		\$1,220.72

Total Current Month's Charges \$1,220.72

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: December 04, 2025

Amount Due: \$1,866.04

Due Date: December 26, 2025


Account #: 221001988080

DO NOT PAY. Your account will be drafted on December 26, 2025

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025	
Previous Amount Due	\$1,866.04
Payment(s) Received Since Last Statement	-\$1,866.04
Current Month's Charges	\$1,866.04
Amount Due by December 26, 2025	\$1,866.04

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



Scan here to view your account online.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001988080

Due Date: December 26, 2025

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,866.04
Payment Amount:	\$ _____

682248500101

Your account will be drafted on December 26, 2025

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221001988080
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Service Period: Oct 30, 2025 - Nov 26, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 28 days		
Lighting Energy Charge	720 kWh @ \$0.03412/kWh	\$24.57
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03363/kWh	\$24.21
Storm Protection Charge	720 kWh @ \$0.00559/kWh	\$4.02
Clean Energy Transition Mechanism	720 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.59
State Tax		\$130.75
Lighting Charges		\$1,866.04

Total Current Month's Charges \$1,866.04

Important Messages

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Correspondences:
Tampa Electric
P.O. Box 111
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866-832-6249

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7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Wynnmere East CDD
3501 Quadrangle Boulevard,
3434 Colwell Avenue, Suite
200
Tampa, FL 33616

INVOICE # 7966
DATE 12/01/2025
DUE DATE 12/01/2025
TERMS Due on receipt

Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00
--	---	--------	--------

Invoice for Quarter 4 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

Pay invoice

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Wynnmere East CDD
3434 Colwell Avenue, Suite
200
Tampa, FL 33616

INVOICE # 8012

DATE 12/01/2025

DUE DATE 12/01/2025

TERMS Due on receipt

Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00
---	---	--------	--------

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

Pay invoice

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

District Office - Riverview, Florida - (813) 533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Wynnmereeastcdd.com

Operation and Maintenance Expenditures January 2026 Presented For Board Approval

The total items being presented: **\$ 7,827.43**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through Jan 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Caliber Residential and Commercial Services	300080	366	Landscape Community Lawn Services 01/26	\$ 4,333.00
Sitex Aquatics, LLC	300079	10613-b	Monthly Lake Maintenance 01/26	\$ 343.00
Straley Robin Vericker	300077	27711	Legal Services 11/25	\$ 61.00
TECO	20260128-1	211005933836-010626 ACH	1725 11th Ave NE 01/26	\$ 23.94
TECO	20260128-2	211005934289-010626 ACH	WYNNMERE EAST PH1 01/26	\$ 1,171.11
TECO	20260128-3	221001988080-010626 ACH	11TH AVE NE / 18th ST NE 01/26	\$ 1,785.38
VGlobal Tech	300078	8106	ADA Website Maintenance 01/26	\$ <u>110.00</u>
Total				\$ <u>7,827.43</u>

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

Bill To
Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
(813)933-5571 EXT 2772

Invoice # 366
Invoice Date 01/05/2026

DESCRIPTION	AMOUNT
Community lawn	4,333.00
TOTAL	\$4,333.00 USD



Terms & Conditions

Payments are due on the 15th of each month

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Wynnmere East CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10613-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 2 Waterways	1	\$343.00	\$343.00
					Total	\$343.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East CDD
P.O. Box 32414
Charlotte, NC 28232

December 23, 2025
Client: 001505
Matter: 000001
Invoice #: 27711

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/12/2025	WAS	REVIEW LEGISLATIVE UPDATE ON RULE REVIEW REQUIREMENTS; PREPARE COMMUNICATION TO DISTRICT MANAGER RE: SAME.	0.2	\$61.00
Total Professional Services			0.2	\$61.00
Total Services			\$61.00	
Total Disbursements			\$0.00	
Total Current Charges				\$61.00
Previous Balance				\$1,346.50
<i>Less Payments</i>				(\$553.50)
PAY THIS AMOUNT				\$854.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27536	November 20, 2025	\$793.00	\$0.00	\$0.00	\$0.00	\$854.00
Total Remaining Balance Due						\$854.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$61.00	\$793.00	\$0.00	\$0.00



WYNNMERE EAST COMMUNITY
1725 11TH AVE NE
RUSKIN, FL 33570-7933

Statement Date: January 06, 2026

Amount Due: \$23.94
Due Date: January 27, 2026
Account #: 211005933836

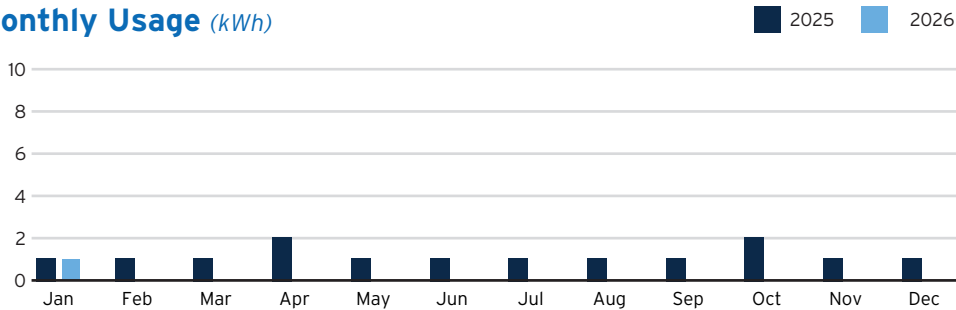
DO NOT PAY. Your account will be drafted on January 27, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Miscellaneous Credits, Credit balance, Current Month's Charges, Amount Due by January 27, 2026 (\$23.94)

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

Monthly Usage (kWh)



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QR code and text: Scan here to view your account online.

2026 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more.

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211005933836
Due Date: January 27, 2026

Amount Due: \$23.94
Payment Amount: \$

651384443485

Your account will be drafted on January 27, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005933836
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Meter Read

Service Period: Nov 27, 2025 - Dec 30, 2025

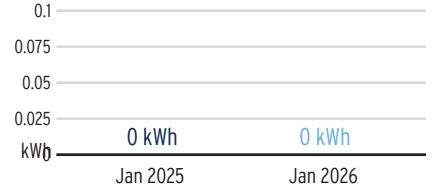
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	12/30/2025	2,133		2,132		1 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.18
State Tax		\$1.96
Total Electric Cost, Local Fees and Taxes		\$25.14

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$25.14

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.20
Total Current Month's Credits	-\$1.20

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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- Phone:**
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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WYNNMERE EAST COMMUNITY
WYNNMERE EAST PHI
RUSKIN, FL 33570-0000


Statement Date: January 06, 2026

Amount Due:	\$1,171.11
Due Date:	January 27, 2026
Account #:	211005934289

DO NOT PAY. Your account will be drafted on January 27, 2026

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$1,220.72
Payment(s) Received Since Last Statement	-\$1,220.72
Miscellaneous Credits	-\$50.09
Credit balance after payments and credits	-\$50.09
Current Month's Charges	\$1,221.20
Amount Due by January 27, 2026	\$1,171.11



Scan here to view your account online.

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



New Year, New Ways to Simplify

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Account #: 211005934289
Due Date: January 27, 2026

Amount Due:	\$1,171.11
Payment Amount:	\$ _____

651384443486

Your account will be drafted on January 27, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 WYNNMERE EAST PHI
 RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	416 kWh @ \$0.03411/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03452/kWh	\$14.36
Storm Protection Charge	416 kWh @ \$0.00574/kWh	\$2.39
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.93
State Tax		\$85.53
Lighting Charges		\$1,221.20

Total Current Month's Charges \$1,221.20






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$50.09
Total Current Month's Credits	-\$50.09

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

Statement Date: January 06, 2026


Amount Due:	\$1,785.38
Due Date:	January 27, 2026
Account #:	221001988080

DO NOT PAY. Your account will be drafted on January 27, 2026

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$1,866.04
Payment(s) Received Since Last Statement	-\$1,866.04
Miscellaneous Credits	-\$81.49
Credit balance after payments and credits	-\$81.49
Current Month's Charges	\$1,866.87
Amount Due by January 27, 2026	\$1,785.38

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Account #: 221001988080
Due Date: January 27, 2026

Amount Due:	\$1,785.38
Payment Amount:	\$ _____

656322687283

Your account will be drafted on January 27, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




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

Account #: 221001988080
Statement Date: January 06, 2026
Charges Due: January 27, 2026


Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	720 kWh @ \$0.03411/kWh	\$24.56
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Lighting Fuel Charge	720 kWh @ \$0.03452/kWh	\$24.85
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Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.61
State Tax		\$130.82
Lighting Charges		\$1,866.87

Total Current Month's Charges **\$1,866.87**






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$81.49
Total Current Month's Credits	-\$81.49

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

-  **Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
-  **In-Person**
Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Wynnmere East CDD
3434 Colwell Avenue, Suite
200
Tampa, FL 33616

INVOICE # 8106
DATE 01/01/2026
DUE DATE 01/01/2026
TERMS Due on receipt

Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00
---	---	--------	--------

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

Pay invoice

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

District Office - Riverview, Florida - (813) 533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Wynnmereeastcdd.com

Operation and Maintenance Expenditures

February 2026

Presented For Board Approval

The total items being presented: \$ 11,412.90

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through Feb 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Caliber Residential and Commercial Services	300081	369	Fence Repairs 1/26	\$ 350.00
Caliber Residential and Commercial Services	300084	374	Landscape Community Lawn Services 02/26	\$ 4,333.00
Rizzetta & Company, Inc.	300083	INV0000106692	Dissemination Services 02/26	\$ 2,166.46
Sitex Aquatics, LLC	300085	10716-b	Monthly Lake Maintenance 02/26	\$ 343.00
Sitex Aquatics, LLC	300085	10756-b	Ditch Bush-Hogging 02/26	\$ 1,000.00
TECO	20260226-3	211005933836-020426 ACH	Electric Charges 01/26	\$ 22.37
TECO	20260226-2	211005934289-020426 ACH	Electric Charges 01/26	\$ 1,221.20
TECO	20260226-1	221001988080-020426 ACH	Electric Charges 01/26	\$ 1,866.87
VGlobal Tech	300082	8186	ADA Website Maintenance 02/26	\$ <u>110.00</u>
Total				\$ <u>11,412.90</u>

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

Bill To
Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
(813)933-5571 EXT 2772

Invoice # 369
Invoice Date 01/22/2026

DESCRIPTION	AMOUNT
3 fence panels down	350.00
TOTAL	\$350.00 USD



Terms & Conditions

Payments are due on the 15th of each month

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

Bill To
Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
(813)933-5571 EXT 2772

Invoice # 374
Invoice Date 02/03/2026

DESCRIPTION	AMOUNT
Community Lawn Cutting	4,333.00
TOTAL	\$4,333.00 USD



Terms & Conditions

Payments are due on the 15th of each month

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/2/2026	INV0000106692

Bill To:

Wynnmere East CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00674

Description	Qty	Rate	Amount
Dissemination Services	1.00	\$83.33	\$83.33
Management Services	1.00	\$3,175.83	\$3,175.83
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$3,359.16
		Total	\$3,359.16

Wynnmere East has a credit of \$1,192.70 with Rizzetta.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Wynnmere East CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10716-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 2 Waterways	1	\$343.00	\$343.00
					Total	\$343.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Wynnmere East CDD
Rizzetta & Company
12750 Citrus Park Ln
Tampa, FL

Invoice details

Invoice no.: 10756-b
Terms: Net 30
Invoice date: 02/02/2026
Due date: 03/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Vegetation Maintenance	Ditch bush-hogging: February	1	\$1,000.00	\$1,000.00

Total **\$1,000.00**

Ways to pay

BANK

[View and pay](#)



WYNNMERE EAST COMMUNITY
1725 11TH AVE NE
RUSKIN, FL 33570-7933

Statement Date: February 04, 2026

Amount Due: \$22.37

Due Date: February 25, 2026

Account #: 211005933836

DO NOT PAY. Your account will be drafted on February 25, 2026

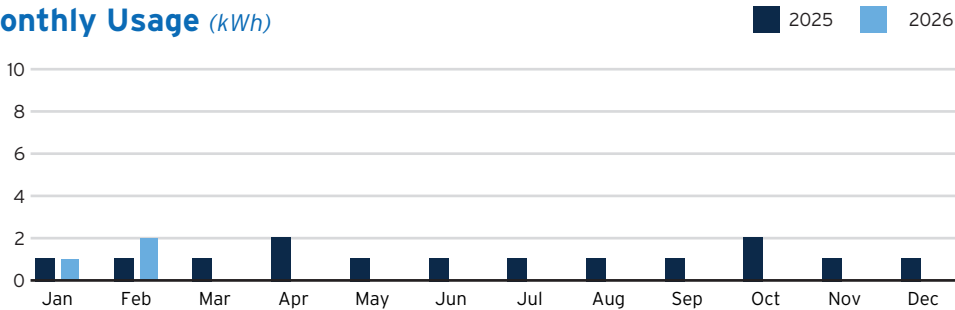
Account Summary

Current Service Period: December 31, 2025 - January 29, 2026	
Previous Amount Due	\$23.94
Payment(s) Received Since Last Statement	-\$23.94
Current Month's Charges	\$22.37
Amount Due by February 25, 2026	\$22.37

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

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211005933836

Due Date: February 25, 2026

Amount Due: \$22.37

Payment Amount: \$ _____

630396919589

Your account will be drafted on February 25, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005933836
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Service Period: Dec 31, 2025 - Jan 29, 2026

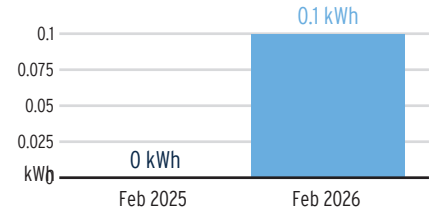
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	01/29/2026	2,135		2,133		2 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	2 kWh @ \$0.09202/kWh	\$0.18
Fuel Charge	2 kWh @ \$0.03516/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00568/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.63
State Tax		\$1.74
Total Electric Cost, Local Fees and Taxes		\$22.37

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$22.37

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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WYNNMERE EAST COMMUNITY
WYNNMERE EAST PHI
RUSKIN, FL 33570-0000

Statement Date: February 04, 2026

Amount Due: \$1,221.20

Due Date: February 25, 2026


Account #: 211005934289

DO NOT PAY. Your account will be drafted on February 25, 2026

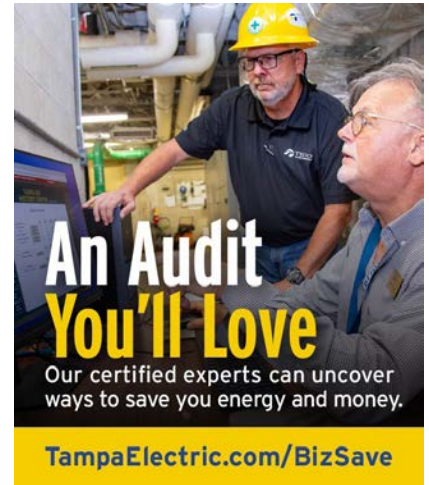
Account Summary

Current Service Period: December 31, 2025 - January 29, 2026	
Previous Amount Due	\$1,171.11
Payment(s) Received Since Last Statement	-\$1,171.11
Current Month's Charges	\$1,221.20
Amount Due by February 25, 2026	\$1,221.20

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005934289

Due Date: February 25, 2026

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,221.20
Payment Amount: \$	_____

630396919590

Your account will be drafted on February 25, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 WYNNMERE EAST PHI
 RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	416 kWh @ \$0.03411/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03452/kWh	\$14.36
Storm Protection Charge	416 kWh @ \$0.00574/kWh	\$2.39
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.93
State Tax		\$85.53
Lighting Charges		\$1,221.20

Total Current Month's Charges \$1,221.20

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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Ways To Pay Your Bill

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: February 04, 2026

Amount Due: \$1,866.87

Due Date: February 25, 2026


Account #: 221001988080

DO NOT PAY. Your account will be drafted on February 25, 2026

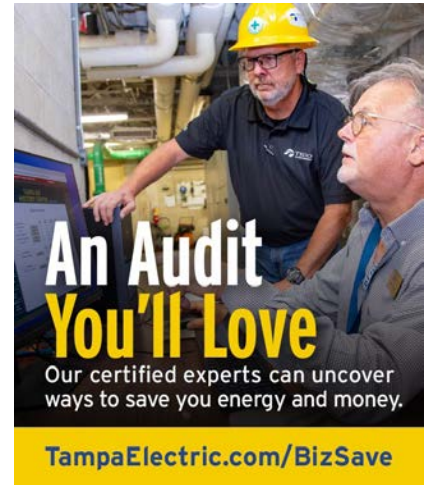
Account Summary

Current Service Period: December 31, 2025 - January 29, 2026	
Previous Amount Due	\$1,785.38
Payment(s) Received Since Last Statement	-\$1,785.38
Current Month's Charges	\$1,866.87
Amount Due by February 25, 2026	\$1,866.87

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



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001988080

Due Date: February 25, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,866.87
Payment Amount: \$	_____

698296772723

Your account will be drafted on February 25, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221001988080
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	720 kWh @ \$0.03411/kWh	\$24.56
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03452/kWh	\$24.85
Storm Protection Charge	720 kWh @ \$0.00574/kWh	\$4.13
Clean Energy Transition Mechanism	720 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.61
State Tax		\$130.82
Lighting Charges		\$1,866.87

Total Current Month's Charges \$1,866.87

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Wynnmere East CDD
3434 Colwell Avenue, Suite
200
Tampa, FL 33616

INVOICE # 8186

DATE 02/01/2026

DUE DATE 02/01/2026

TERMS Due on receipt

Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00
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Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

Ways to pay



[View and pay](#)

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

District Office - Riverview, Florida - (813) 533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Wynnmereeastcdd.com

Operation and Maintenance Expenditures

March 2026

Presented For Board Approval

The total items being presented: **\$ 14,744.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through Mar 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Caliber Residential and Commercial Services	300089	338	Community Lawn Services 03/26	\$ 4,333.00
Grau & Associates, P.A.	300087	28936	Audit Services FY 09/30/25	\$ 3,600.00
Rizzetta & Company, Inc.	300086	INV0000107509	Dissemination Services 03/26	\$ 3,359.16
Sitex Aquatics, LLC	300088	10821-b	Monthly Lake Maintenance 03/26	\$ 343.00
TECO	20263027-2	211005933836-030526 ACH	1725 11th Ave NE 02/26	\$ 21.46
TECO	20263027-1	211005934289-030526 ACH	Wynnmere East PH1 02/26	\$ 1,221.20
TECO	20263027-3	221001988080-030526 ACH	11th Ave NE/18th St NE 02/26	<u>\$ 1,866.87</u>
Total				<u>\$ 14,744.69</u>

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

Daniel Perry
4920 west cypress st ste 104
#5030
tampa FL, 33607
(833)743-4925

Bill To
Wynnmere East CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
(813)933-5571 EXT 2772

Invoice # 338
Invoice Date 03/02/2026

DESCRIPTION	AMOUNT
Community Lawn	4,333.00
TOTAL	\$4,333.00 USD



Terms & Conditions

Payments are due on the 15th of each month

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Wynnmere East Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. 28936
Date 03/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,600.00</u>
Current Amount Due	\$ <u>3,600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,600.00	0.00	0.00	0.00	0.00	3,600.00

Payment due upon receipt.

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
3/2/2026	INV0000107509

Bill To:

Wynnmere East CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00674

Description	Qty	Rate	Amount
Dissemination Services	1.00	\$83.33	\$83.33
Management Services	1.00	\$3,175.83	\$3,175.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$3,359.16
Total			\$3,359.16

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Wynnmere East CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10821-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 2 Waterways	1	\$343.00	\$343.00
					Total	\$343.00



WYNNMERE EAST COMMUNITY
1725 11TH AVE NE
RUSKIN, FL 33570-7933

Statement Date: March 05, 2026

Amount Due: \$21.46

Due Date: March 26, 2026

Account #: 211005933836

DO NOT PAY. Your account will be drafted on March 26, 2026

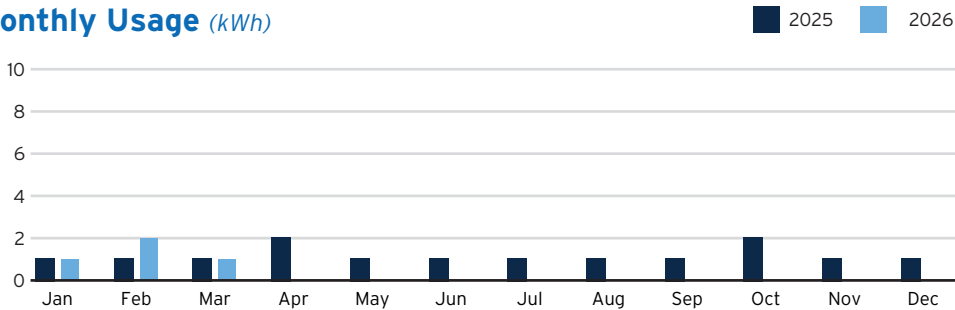
Account Summary

Table with account summary: Current Service Period (Jan 30 - Feb 27, 2026), Previous Amount Due (\$22.37), Payment(s) Received Since Last Statement (-\$22.37), Current Month's Charges (\$21.46), Amount Due by March 26, 2026 (\$21.46)

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

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005933836

Due Date: March 26, 2026

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$21.46

Payment Amount: \$ _____

642742571509

Your account will be drafted on March 26, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005933836
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Meter Read

Service Period: Jan 30, 2026 - Feb 27, 2026

Rate Schedule: General Service - Non Demand

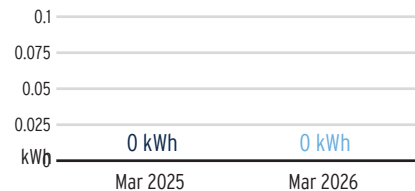
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	02/27/2026	2,136		2,135		1 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.79
State Tax		\$1.67
Total Electric Cost, Local Fees and Taxes		\$21.46

Total Current Month's Charges \$21.46

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
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- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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WYNNMERE EAST COMMUNITY
WYNNMERE EAST PH1
RUSKIN, FL 33570-0000

Statement Date: March 05, 2026


Amount Due:	\$1,221.20
Due Date:	March 26, 2026
Account #:	211005934289

DO NOT PAY. Your account will be drafted on March 26, 2026

Account Summary

Current Service Period: January 30, 2026 - February 27, 2026	
Previous Amount Due	\$1,221.20
Payment(s) Received Since Last Statement	-\$1,221.20
Current Month's Charges	\$1,221.20
Amount Due by March 26, 2026	\$1,221.20

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



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005934289
Due Date: March 26, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,221.20
Payment Amount:	\$ _____

642742571510

Your account will be drafted on March 26, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 WYNNMERE EAST PHI
 RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Service Period: Jan 30, 2026 - Feb 27, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	416 kWh @ \$0.03411/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03452/kWh	\$14.36
Storm Protection Charge	416 kWh @ \$0.00574/kWh	\$2.39
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.93
State Tax		\$85.53
Lighting Charges		\$1,221.20

Total Current Month's Charges **\$1,221.20**

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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 863-299-0800 (Polk County)
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- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: March 05, 2026


Amount Due:	\$1,866.87
Due Date:	March 26, 2026
Account #:	221001988080

DO NOT PAY. Your account will be drafted on March 26, 2026

Account Summary

Current Service Period: January 30, 2026 - February 27, 2026	
Previous Amount Due	\$1,866.87
Payment(s) Received Since Last Statement	-\$1,866.87
Current Month's Charges	\$1,866.87
Amount Due by March 26, 2026	\$1,866.87

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



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001988080
Due Date: March 26, 2026

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,866.87
Payment Amount:	\$ _____

652619047283

Your account will be drafted on March 26, 2026

WYNNMERE EAST COMMUNITY
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221001988080
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Service Period: Jan 30, 2026 - Feb 27, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	720 kWh @ \$0.03411/kWh	\$24.56
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03452/kWh	\$24.85
Storm Protection Charge	720 kWh @ \$0.00574/kWh	\$4.13
Clean Energy Transition Mechanism	720 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.61
State Tax		\$130.82
Lighting Charges		\$1,866.87

Total Current Month's Charges \$1,866.87

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Tab 9



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

wynnmerreeastcdd.com
rizzetta.com

Wynnmere East Community Development District

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	104,439	0	0	104,439	0	0
Investments	0	472,720	33	472,752	0	0
Accounts Receivable	246,478	383,424	0	629,903	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	11,270	0	0	11,270	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	856,144
Amount To Be Provided Debt Service	0	0	0	0	0	3,923,856
Total Assets	365,012	856,144	33	1,221,189	1,811,389	4,780,000
Liabilities						
Accounts Payable	249	0	0	249	0	0
Accrued Expenses	3,633	0	0	3,633	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	3,882	0	0	3,882	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	138,761	471,231	32	610,024	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	222,369	384,913	1	607,283	0	0
Total Fund Equity & Other Credits	361,130	856,144	33	1,217,307	1,811,389	0
Total Liabilities & Fund Equity	365,012	856,144	33	1,221,189	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 10/31/2025 <hr/> YTD Budget	Year To Date 10/31/2025 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	152	152
Special Assessments				
Tax Roll	246,477	246,477	246,478	1
Total Revenues	<hr/> 246,477	<hr/> 246,477	<hr/> 246,630	<hr/> 153
Expenditures				
Legislative				
Supervisor Fees	4,800	400	400	0
Total Legislative	<hr/> 4,800	<hr/> 400	<hr/> 400	<hr/> 0
Financial & Administrative				
Arbitrage Rebate Calculation	500	0	0	0
Assessment Roll	3,090	3,090	3,090	0
Auditing Services	4,800	0	0	0
Disclosure Report	1,000	83	0	83
District Engineer	5,000	417	0	417
District Management	38,110	3,176	93	3,083
Dues, Licenses & Fees	500	175	175	0
Legal Advertising	2,500	208	61	147
Miscellaneous Fees	1,500	125	0	125
Miscellaneous Mailings	1,500	125	0	125
Public Officials Liability Insurance	3,859	3,859	3,636	223
Trustees Fees	4,000	2,000	1,913	88
Website Hosting, Maintenance, Backup & E	2,800	234	110	123
Total Financial & Administrative	<hr/> 69,159	<hr/> 13,492	<hr/> 9,078	<hr/> 4,414
Legal Counsel				
District Counsel	15,000	1,250	0	1,250
Total Legal Counsel	<hr/> 15,000	<hr/> 1,250	<hr/> 0	<hr/> 1,250
Electric Utility Services				
Utility Services	40,000	3,333	3,109	224
Total Electric Utility Services	<hr/> 40,000	<hr/> 3,333	<hr/> 3,109	<hr/> 224
Stormwater Control				
Aquatic Maintenance	6,000	500	343	157
Total Stormwater Control	<hr/> 6,000	<hr/> 500	<hr/> 343	<hr/> 157
Other Physical Environment				
General Liability Insurance	4,718	4,718	4,446	272
Irrigation Maintenance	5,000	417	0	417
Landscape Maintenance	58,000	4,833	4,333	500
Landscape Replacement Plants, Shrubs, Tr	3,500	292	0	292
Property Insurance	5,300	5,300	2,553	2,747
Total Other Physical Environment	<hr/> 76,518	<hr/> 15,560	<hr/> 11,332	<hr/> 4,228
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Hurricane Related Expenses	15,000	1,250	0	1,250
Miscellaneous Contingency	20,000	1,666	0	1,666
Total Contingency	<u>35,000</u>	<u>2,916</u>	<u>0</u>	<u>2,916</u>
Total Expenditures	<u>246,477</u>	<u>37,451</u>	<u>24,262</u>	<u>13,189</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>209,026</u>	<u>222,368</u>	<u>13,342</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>138,762</u>	<u>138,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>209,026</u>	<u>361,130</u>	<u>152,104</u>

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,489	1,489
Special Assessments				
Tax Roll	383,425	383,425	383,425	0
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>384,914</u>	<u>1,489</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	0	263,425
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>0</u>	<u>383,425</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>0</u>	<u>383,425</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>384,914</u>	<u>384,914</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>471,230</u>	<u>471,230</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>856,144</u>	<u>856,144</u>

674 Capital Projects Fund S2016 **Wynnmere East Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Year To Date 10/31/2025 <u>YTD Actual</u> <u>YTD Variance</u>	
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>

**Wynnmere East CDD
Investment Summary
October 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2025</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 150,818
US Bank Series 2016 Reserve	First American Funds Inc SHS Institutional Govt Fund 3763	193,137
US Bank Series 2016 Interest	First American Funds Inc SHS Institutional Govt Fund 3763	127,622
US Bank Series 2016 Prepayment	First American Funds Inc SHS Institutional Govt Fund 3763	1,143
	Total Debt Service Fund Investments	\$ 472,720
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 33
	Total Capital Projects Fund Investments	\$ 33

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Wynnmere East Community Development District
Summary A/R Ledger
From 10/01/2025 to 10/31/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
674, 2946	674-001	674 General Fund	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	246,477.85
Sum for 674, 2946							246,477.85
674, 2947	674-200	674 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	383,424.56
Sum for 674, 2947							383,424.56
Sum for 674							629,902.41
Sum Total							629,902.41

See Notes to Unaudited Financial Statements

**Wynnmere East Community Development District
 Summary A/P Ledger
 From 10/01/2025 to 10/31/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
674, 2946	674 General Fund	10/22/2025	Straley Robin Vericker	27366	Legal Services 09/25	187.50
	674 General Fund	10/10/2025	The Observer Group, Inc.	25-03071H	Legal Advertising 10/25	61.25
	Sum for 674, 2946					248.75
	Sum for 674					248.75
	Sum Total					248.75

Wynnmere East Community Development District
Notes to Unaudited Financial Statements
October 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 10/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

4. General Fund – Payments for Invoice #AR00002927 totaling \$3,318.18 were received in November 2025.
5. Debt Service 200 Fund – Payments for Invoice #AR00002927 totaling \$5,161.82 were received in November 2025.



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

**wynnmerreeastcdd.com
rizzetta.com**

Wynnmere East Community Development District

Balance Sheet
As of 11/30/2025
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	102,930	4,977	0	107,907	0	0
Investments	0	351,762	33	351,795	0	0
Accounts Receivable	239,961	373,286	0	613,247	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	7,911	0	0	7,911	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	730,025
Amount To Be Provided Debt Service	0	0	0	0	0	4,049,975
Total Assets	353,627	730,025	33	1,083,685	1,811,389	4,780,000
Liabilities						
Accounts Payable	7,836	0	0	7,836	0	0
Accrued Expenses	1,300	0	0	1,300	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	9,136	0	0	9,136	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	138,761	471,231	32	610,024	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	205,730	258,794	1	464,525	0	0
Total Fund Equity & Other Credits	344,491	730,025	33	1,074,549	1,811,389	0
Total Liabilities & Fund Equity	353,627	730,025	33	1,083,685	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	294	294
Special Assessments				
Tax Roll	246,477	246,477	246,478	1
Total Revenues	246,477	246,477	246,772	295
Expenditures				
Legislative				
Supervisor Fees	4,800	800	400	400
Total Legislative	4,800	800	400	400
Financial & Administrative				
Arbitrage Rebate Calculation	500	0	0	0
Assessment Roll	3,090	3,090	3,090	0
Auditing Services	4,800	0	0	0
Disclosure Report	1,000	167	84	83
District Engineer	5,000	833	0	833
District Management	38,110	6,352	3,268	3,084
Dues, Licenses & Fees	500	204	175	29
Legal Advertising	2,500	417	161	256
Miscellaneous Fees	1,500	250	0	250
Miscellaneous Mailings	1,500	250	0	250
Public Officials Liability Insurance	3,859	3,859	3,636	223
Trustees Fees	4,000	2,000	1,913	87
Website Hosting, Maintenance, Backup & E	2,800	467	320	147
Total Financial & Administrative	69,159	17,889	12,647	5,242
Legal Counsel				
District Counsel	15,000	2,500	546	1,953
Total Legal Counsel	15,000	2,500	546	1,953
Electric Utility Services				
Utility Services	40,000	6,666	4,399	2,269
Total Electric Utility Services	40,000	6,666	4,399	2,269
Stormwater Control				
Aquatic Maintenance	6,000	1,000	1,686	(686)
Total Stormwater Control	6,000	1,000	1,686	(686)
Other Physical Environment				
General Liability Insurance	4,718	4,718	4,446	272
Irrigation Maintenance	5,000	834	0	833
Landscape Maintenance	58,000	9,666	14,366	(4,699)
Landscape Replacement Plants, Shrubs, Tr	3,500	584	0	583
Property Insurance	5,300	5,300	2,553	2,747
Total Other Physical Environment	76,518	21,102	21,365	(264)
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	15,000	2,500	0	2,500
Miscellaneous Contingency	20,000	3,333	0	3,333
Total Contingency	<u>35,000</u>	<u>5,833</u>	<u>0</u>	<u>5,833</u>
Total Expenditures	<u>246,477</u>	<u>55,790</u>	<u>41,043</u>	<u>14,747</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>190,687</u>	<u>205,729</u>	<u>15,042</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>138,762</u>	<u>138,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>190,687</u>	<u>344,491</u>	<u>153,804</u>

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	Year To Date 11/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,992	2,992
Special Assessments				
Tax Roll	383,425	383,425	383,424	0
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>386,416</u>	<u>2,992</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	127,621	135,803
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>127,621</u>	<u>255,803</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>127,621</u>	<u>255,803</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>258,795</u>	<u>258,795</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>471,230</u>	<u>471,230</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>730,025</u>	<u>730,025</u>

674 Capital Projects Fund S2016 **Wynnmere East Community Development District**

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	<u>Year To Date 11/30/2025</u>	
			YTD Actual	YTD Variance
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>

**Wynnmere East CDD
Investment Summary
November 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2025</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 157,479
US Bank Series 2016 Reserve	First American Funds Inc SHS Institutional Govt Fund 3763	193,137
US Bank Series 2016 Prepayment	First American Funds Inc SHS Institutional Govt Fund 3763	1,146
	Total Debt Service Fund Investments	\$ 351,762
		<hr/> <hr/>
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 33
	Total Capital Projects Fund Investments	\$ 33
		<hr/> <hr/>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Wynnmere East Community Development District
Summary A/R Ledger
From 11/01/2025 to 11/30/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
674, 2946	674-001	674 General Fund	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	239,960.33
Sum for 674, 2946							239,960.33
674, 2947	674-200	674 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	373,285.79
Sum for 674, 2947							373,285.79
Sum for 674							613,246.12
Sum Total							613,246.12

See Notes to Unaudited Financial Statements

**Wynnmere East Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
674, 2946	674 General Fund	11/01/2025	Caliber Residential and Commercial Services	342	Glue Mulch 07/25	5,700.00
	674 General Fund	11/01/2025	Sitex Aquatics, LLC	10412-b	Monthly Lake Maintenance 11/25	343.00
	674 General Fund	11/01/2025	Sitex Aquatics, LLC	10412-b	Monthly Lake Maintenance 11/25	1,000.00
	674 General Fund	11/20/2025	Straley Robin Vericker	27536	Legal Services 10/25	793.00
	Sum for 674, 2946					7,836.00
	Sum for 674					7,836.00
	Sum Total					7,836.00

Wynnmere East Community Development District
Notes to Unaudited Financial Statements
November 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 11/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

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Wynnmere East Community Development District

Balance Sheet
As of 12/31/2025
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	324,986	372,608	0	697,595	0	0
Investments	0	355,259	33	355,291	0	0
Accounts Receivable	2,065	3,211	0	5,276	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	4,552	0	0	4,552	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	731,078
Amount To Be Provided Debt Service	0	0	0	0	0	4,048,922
Total Assets	334,428	731,078	33	1,065,539	1,811,389	4,780,000
Liabilities						
Accounts Payable	61	0	0	61	0	0
Accrued Expenses	3,420	0	0	3,420	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	3,481	0	0	3,481	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	138,761	471,231	32	610,024	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	192,186	259,847	1	452,034	0	0
Total Fund Equity & Other Credits	330,947	731,078	33	1,062,058	1,811,389	0
Total Liabilities & Fund Equity	334,428	731,078	33	1,065,539	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 12/31/2025 <hr/> YTD Budget	Year To Date 12/31/2025 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	482	482
Special Assessments				
Tax Roll	246,477	246,477	246,478	1
Total Revenues	<hr/> 246,477	<hr/> 246,477	<hr/> 246,960	<hr/> 483
Expenditures				
Legislative				
Supervisor Fees	4,800	1,200	400	800
Total Legislative	<hr/> 4,800	<hr/> 1,200	<hr/> 400	<hr/> 800
Financial & Administrative				
Arbitrage Rebate Calculation	500	0	0	0
Assessment Roll	3,090	3,090	3,090	0
Auditing Services	4,800	0	0	0
Disclosure Report	1,000	250	166	84
District Engineer	5,000	1,250	0	1,250
District Management	38,110	9,528	6,445	3,083
Dues, Licenses & Fees	500	234	175	59
Legal Advertising	2,500	625	61	564
Miscellaneous Fees	1,500	375	0	375
Miscellaneous Mailings	1,500	375	0	375
Public Officials Liability Insurance	3,859	3,859	3,636	223
Trustees Fees	4,000	2,000	1,912	87
Website Hosting, Maintenance, Backup & E	2,800	700	830	(130)
Total Financial & Administrative	<hr/> 69,159	<hr/> 22,286	<hr/> 16,315	<hr/> 5,970
Legal Counsel				
District Counsel	15,000	3,750	1,008	2,743
Total Legal Counsel	<hr/> 15,000	<hr/> 3,750	<hr/> 1,008	<hr/> 2,743
Electric Utility Services				
Utility Services	40,000	10,000	9,325	675
Total Electric Utility Services	<hr/> 40,000	<hr/> 10,000	<hr/> 9,325	<hr/> 675
Stormwater Control				
Aquatic Maintenance	6,000	1,500	2,029	(529)
Total Stormwater Control	<hr/> 6,000	<hr/> 1,500	<hr/> 2,029	<hr/> (529)
Other Physical Environment				
General Liability Insurance	4,718	4,718	4,446	272
Irrigation Maintenance	5,000	1,250	0	1,250
Landscape Maintenance	58,000	14,500	18,699	(4,199)
Landscape Replacement Plants, Shrubs, Tr	3,500	875	0	875
Property Insurance	5,300	5,300	2,553	2,747
Total Other Physical Environment	<hr/> 76,518	<hr/> 26,643	<hr/> 25,698	<hr/> 945
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	15,000	3,750	0	3,750
Miscellaneous Contingency	20,000	5,000	0	5,000
Total Contingency	<u>35,000</u>	<u>8,750</u>	<u>0</u>	<u>8,750</u>
Total Expenditures	<u>246,477</u>	<u>74,129</u>	<u>54,775</u>	<u>19,354</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>172,348</u>	<u>192,185</u>	<u>19,837</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>138,762</u>	<u>138,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>172,348</u>	<u>330,947</u>	<u>158,599</u>

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,045	4,045
Special Assessments				
Tax Roll	383,425	383,425	383,424	0
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>387,469</u>	<u>4,045</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	127,621	135,803
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>127,621</u>	<u>255,803</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>127,621</u>	<u>255,803</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>259,848</u>	<u>259,848</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>471,230</u>	<u>471,230</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>731,078</u>	<u>731,078</u>

674 Capital Projects Fund S2016 **Wynnmere East Community Development District**

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u> <u>YTD Variance</u>	
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>

**Wynnmere East CDD
Investment Summary
December 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2025</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 160,972
US Bank Series 2016 Reserve	First American Funds Inc SHS Institutional Govt Fund 3763	193,137
US Bank Series 2016 Prepayment	First American Funds Inc SHS Institutional Govt Fund 3763	1,150
	Total Debt Service Fund Investments	\$ 355,259
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 33
	Total Capital Projects Fund Investments	\$ 33

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Wynnmere East Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
674, 2946	674-001	674 General Fund	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	2,064.54
Sum for 674, 2946							2,064.54
674, 2947	674-200	674 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	3,211.62
Sum for 674, 2947							3,211.62
Sum for 674							5,276.16
Sum Total							5,276.16

See Notes to Unaudited Financial Statements

**Wynnmere East Community Development District
 Summary A/P Ledger
 From 12/01/2025 to 12/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
674, 2946	674 General Fund	12/23/2025	Straley Robin Vericker 27711	Legal Services 11/25	61.00
Sum for 674, 2946					61.00
Sum for 674					61.00
Sum Total					61.00

Wynnmere East Community Development District
Notes to Unaudited Financial Statements
December 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 12/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

4. General Fund – Payment for Invoice #AR00002927 in the amount of \$793.39 was received in January 2026.
5. Debt Service 200 Fund – Payment for Invoice #AR00002927 in the amount of \$1,234.21 was received in January 2026.



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

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Wynnmere East Community Development District

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	318,343	0	0	318,343	0	0
Investments	0	730,476	33	730,509	0	0
Accounts Receivable	1,271	1,978	0	3,249	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	1,193	0	0	1,192	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	732,454
Amount To Be Provided Debt Service	0	0	0	0	0	4,047,546
Total Assets	323,632	732,454	33	1,056,118	1,811,389	4,780,000
Liabilities						
Accounts Payable	350	0	0	350	0	0
Accrued Expenses	3,320	0	0	3,320	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	3,670	0	0	3,670	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	138,761	471,231	32	610,024	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	181,201	261,223	1	442,424	0	0
Total Fund Equity & Other Credits	319,962	732,454	33	1,052,448	1,811,389	0
Total Liabilities & Fund Equity	323,632	732,454	33	1,056,118	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 01/31/2026 <hr/> YTD Budget	Year To Date 01/31/2026 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	651	651
Special Assessments				
Tax Roll	246,477	246,477	246,700	223
Total Revenues	<hr/> 246,477	<hr/> 246,477	<hr/> 247,351	<hr/> 874
Expenditures				
Legislative				
Supervisor Fees	4,800	1,600	400	1,200
Total Legislative	<hr/> 4,800	<hr/> 1,600	<hr/> 400	<hr/> 1,200
Financial & Administrative				
Arbitrage Rebate Calculation	500	500	0	500
Assessment Roll	3,090	3,090	3,090	0
Auditing Services	4,800	0	0	0
Disclosure Report	1,000	333	250	83
District Engineer	5,000	1,667	0	1,667
District Management	38,110	12,703	9,620	3,083
Dues, Licenses & Fees	500	264	175	89
Legal Advertising	2,500	833	61	772
Miscellaneous Fees	1,500	500	0	500
Miscellaneous Mailings	1,500	500	0	500
Public Officials Liability Insurance	3,859	3,859	3,636	223
Trustees Fees	4,000	2,000	1,913	88
Website Hosting, Maintenance, Backup & E	2,800	934	1,040	(107)
Total Financial & Administrative	<hr/> 69,159	<hr/> 27,183	<hr/> 19,785	<hr/> 7,398
Legal Counsel				
District Counsel	15,000	5,000	1,407	3,592
Total Legal Counsel	<hr/> 15,000	<hr/> 5,000	<hr/> 1,407	<hr/> 3,592
Electric Utility Services				
Utility Services	40,000	13,333	11,805	1,529
Total Electric Utility Services	<hr/> 40,000	<hr/> 13,333	<hr/> 11,805	<hr/> 1,529
Stormwater Control				
Aquatic Maintenance	6,000	2,000	2,372	(372)
Total Stormwater Control	<hr/> 6,000	<hr/> 2,000	<hr/> 2,372	<hr/> (372)
Other Physical Environment				
General Liability Insurance	4,718	4,718	4,446	272
Irrigation Maintenance	5,000	1,667	0	1,666
Landscape Maintenance	58,000	19,333	23,032	(3,698)
Landscape Replacement Plants, Shrubs, Tr	3,500	1,167	0	1,166
Property Insurance	5,300	5,300	2,553	2,747
Total Other Physical Environment	<hr/> 76,518	<hr/> 32,185	<hr/> 30,031	<hr/> 2,153
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	15,000	5,000	0	5,000
Miscellaneous Contingency	20,000	6,666	350	6,317
Total Contingency	<u>35,000</u>	<u>11,666</u>	<u>350</u>	<u>11,317</u>
Total Expenditures	<u>246,477</u>	<u>92,967</u>	<u>66,150</u>	<u>26,817</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>153,510</u>	<u>181,201</u>	<u>27,691</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>138,761</u>	<u>138,761</u>
Total Fund Balance, End of Period	<u>0</u>	<u>153,510</u>	<u>319,962</u>	<u>166,452</u>

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,074	5,074
Special Assessments				
Tax Roll	383,425	383,425	383,771	346
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>388,845</u>	<u>5,420</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	127,622	135,803
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>127,622</u>	<u>255,803</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>127,622</u>	<u>255,803</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>261,223</u>	<u>261,223</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>471,231</u>	<u>471,231</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>732,454</u>	<u>732,454</u>

674 Capital Projects Fund S2016 **Wynnmere East Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>

**Wynnmere East CDD
Investment Summary
January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2026</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 536,185
US Bank Series 2016 Reserve	First American Funds Inc SHS Institutional Govt Fund 3763	193,138
US Bank Series 2016 Prepayment	First American Funds Inc SHS Institutional Govt Fund 3763	1,153
	Total Debt Service Fund Investments	\$ 730,476
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 33
	Total Capital Projects Fund Investments	\$ 33

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Wynnmere East Community Development District
Summary A/R Ledger
From 01/01/2026 to 01/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
674, 2946	674-001	674 General Fund	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	1,271.15
Sum for 674, 2946							1,271.15
674, 2947	674-200	674 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002927	12110	10/01/2025	1,977.41
Sum for 674, 2947							1,977.41
Sum for 674							3,248.56
Sum Total							3,248.56

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
674, 2946	674 General Fund	01/22/2026	Caliber Residential and Commercial Ser- vices	369	Fence Repairs 1/26	350.00
	Sum for 674, 2946					350.00
	Sum for 674					350.00
	Sum Total					350.00

Wynnmere East Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

**wynnmerreeastcdd.com
rizzetta.com**

Wynnmere East Community Development District

Balance Sheet
As of 02/28/2026
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	307,074	0	0	307,074	0	0
Investments	0	732,327	33	732,360	0	0
Accounts Receivable	1,271	1,977	0	3,248	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	734,304
Amount To Be Provided Debt Service	0	0	0	0	0	4,045,696
Total Assets	311,170	734,304	33	1,045,507	1,811,389	4,780,000
Liabilities						
Accrued Expenses	4,120	0	0	4,120	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	4,120	0	0	4,120	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	138,761	471,231	32	610,024	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	168,289	263,073	1	431,363	0	0
Total Fund Equity & Other Credits	307,050	734,304	33	1,041,387	1,811,389	0
Total Liabilities & Fund Equity	311,170	734,304	33	1,045,507	1,811,389	4,780,000

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	794	794
Special Assessments				
Tax Roll	246,477	246,477	246,701	224
Total Revenues	<u>246,477</u>	<u>246,477</u>	<u>247,495</u>	<u>1,018</u>
Expenditures				
Legislative				
Supervisor Fees	4,800	2,000	400	1,600
Total Legislative	<u>4,800</u>	<u>2,000</u>	<u>400</u>	<u>1,600</u>
Financial & Administrative				
Arbitrage Rebate Calculation	500	500	0	500
Assessment Roll	3,090	3,090	3,090	0
Auditing Services	4,800	0	0	0
Disclosure Report	1,000	417	334	83
District Engineer	5,000	2,083	0	2,083
District Management	38,110	15,879	12,795	3,084
Dues, Licenses & Fees	500	293	175	118
Legal Advertising	2,500	1,042	62	980
Miscellaneous Fees	1,500	625	0	625
Miscellaneous Mailings	1,500	625	0	625
Public Officials Liability Insurance	3,859	3,859	3,636	223
Trustees Fees	4,000	2,000	1,912	88
Website Hosting, Maintenance, Backup & E	2,800	1,167	1,250	(84)
Total Financial & Administrative	<u>69,159</u>	<u>31,580</u>	<u>23,254</u>	<u>8,326</u>
Legal Counsel				
District Counsel	15,000	6,250	1,608	4,642
Total Legal Counsel	<u>15,000</u>	<u>6,250</u>	<u>1,608</u>	<u>4,642</u>
Electric Utility Services				
Utility Services	40,000	16,666	15,515	1,151
Total Electric Utility Services	<u>40,000</u>	<u>16,666</u>	<u>15,515</u>	<u>1,151</u>
Stormwater Control				
Aquatic Maintenance	6,000	2,500	3,715	(1,215)
Total Stormwater Control	<u>6,000</u>	<u>2,500</u>	<u>3,715</u>	<u>(1,215)</u>
Other Physical Environment				
General Liability Insurance	4,718	4,718	4,446	272
Irrigation Maintenance	5,000	2,084	0	2,083
Landscape Maintenance	58,000	24,166	27,365	(3,198)
Landscape Replacement Plants, Shrubs, Tr	3,500	1,459	0	1,458
Property Insurance	5,300	5,300	2,553	2,747
Total Other Physical Environment	<u>76,518</u>	<u>37,727</u>	<u>34,364</u>	<u>3,362</u>
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	15,000	6,250	0	6,250
Miscellaneous Contingency	20,000	8,333	350	7,984
Total Contingency	<u>35,000</u>	<u>14,583</u>	<u>350</u>	<u>14,234</u>
Total Expenditures	<u>246,477</u>	<u>111,306</u>	<u>79,206</u>	<u>32,100</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>135,171</u>	<u>168,289</u>	<u>33,118</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>138,761</u>	<u>138,761</u>
Total Fund Balance, End of Period	<u>0</u>	<u>135,171</u>	<u>307,050</u>	<u>171,879</u>

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,925	6,925
Special Assessments				
Tax Roll	383,425	383,425	383,770	346
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>390,695</u>	<u>7,271</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	127,622	135,802
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>127,622</u>	<u>255,802</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>127,622</u>	<u>255,802</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>263,073</u>	<u>263,073</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>471,231</u>	<u>471,231</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>734,304</u>	<u>734,304</u>

674 Capital Projects Fund S2016 **Wynnmere East Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

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Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>33</u>	<u>33</u>

**Wynnmere East CDD
Investment Summary
February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2026</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 538,033
US Bank Series 2016 Reserve	First American Funds Inc SHS Institutional Govt Fund 3763	193,138
US Bank Series 2016 Prepayment	First American Funds Inc SHS Institutional Govt Fund 3763	1,156
	Total Debt Service Fund Investments	\$ <u>732,327</u>
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 33
	Total Capital Projects Fund Investments	\$ <u>33</u>

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Wynnmere East Community Development District
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February 28, 2026

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