



Rizzetta & Company

Wynnmere East Community Development District

Board of Supervisors' Meeting October 23, 2025

**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	Chair
	Travis Elijah	Vice Chair
	Shawn Fitzgerald	Assistant Secretary
	Vacant	Assistant Secretary
	Vacant	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

October 15, 2025

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Wynnmere East Community Development District will be held on **Thursday, October 23, 2025, 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
 1. Consideration of 2024-2025 Goals and Objectives Report Tab 1
4. **BUSINESS ITEMS**
 - A. Consideration of Resignation of Board Member Mr. Collado Tab 2
 - B. Consideration of Resumes to Fill Vacant Board Seats Tab 3
 - C. Consideration of Resolution 2026-01, Redesignating Officers of the District Tab 4
 - D. Consideration of Resolution 2026-02, Changing Location of BOS Meetings Tab 5
 - E. Ratification of Second Addendum to Contract for Professional District Services Tab 6
 - F. Consideration of Grau Engagement Letter Tab 7
 - G. Consideration of Sitex Aquatics Quarterly Ditch Management Agreement Tab 8
 - H. Discussion of Landscape Contract Tab 9
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting of August 7, 2025 Tab 10
 - B. Ratification of Operation & Maintenance Expenditures for July, August, and September 2025 Tab 11
 - C. Consideration of Financial Statements for July, August and September 2025 Tab 12
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

Wynnmere East Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Safeguard the District’s assets and ensure they are maintained and are in good condition.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets. Along with the Board, soliciting additional bids and resources surrounding continuing treatment and enhancements for the property.

Standard: The Board has managed and maintained the landscaping, pool, stormwater and dock improvements. The Board has solicited an additional bid to compare pricing and scope of work to benefit the community on cost and customer satisfaction to benefit the residents of the district.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

_____District

District Manager:_____

Date:_____

Print Name:_____

_____District

Tab 2

Date: ____12 SEP_____, 2025

To: Wynnmere East Community Development District

RE: Letter of Resignation from the Wynnmere East CDD Board of Supervisors To

whom it may concern:

I regret that I must respectfully submit my resignation as a Member of the Board of Supervisors for the Wynnmere East Community Development District ("Board"), with the resignation effective upon the Board's acceptance.

Signed: _____*Pedro L Collado*_____

Printed Name: _____Pedro L Collado

Tab 3

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-Gibson, 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

-----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

Tab 4

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.

Stephanie DeLuna is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Shawn Wildermuth 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 23RD DAY OF OCTOBER 2025.

**WYNNMERE EAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Hillsborough County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON 23RD DAY OF OCTOBER, 2025.

Attest:

**Wynnmere East
Community Development District**

Assistant Secretary

Chair of the Board of Supervisors

Exhibit A

Notice of Meetings Fiscal Year 2025/2026 Wynnmere East Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Wynnmere East Community Development District shall be held at **6:00 p.m. at Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview FL 33578** The meeting dates are as follows:

October 2, 2025

March 5, 2026

May 7, 2026

August 6, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained on the District's website: <https://wynnmereeastcdd.com/> or from Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager

Tab 6

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Wynnmere East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated March 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit F** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit F** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 15, 2025

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

BY: Fluffy Cazalas
 PRINTED NAME: Fluffy Cazalas
 TITLE: Chairman/Vice Chairman
 DATE: 09/23/25

ATTEST:

Stephanie DeLuna
 Vice Chairman/Assistant Secretary
 Board of Supervisors
Stephanie DeLuna
 Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$3,175.83	\$38,110
Assessment Roll: ⁽¹⁾		\$3,090
Total Standard On-Going Services:	<u>\$3,175.83</u>	<u>\$41,200</u>

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT F

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President

2025-10-01 - Wynnmere East - Second Addendum - Contract for Professional District Serv

Final Audit Report

2025-09-23

Created:	2025-09-17
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhnbnuDVMkTPxOUbXnMRPTyUSurznT_Tv

"2025-10-01 - Wynnmere East - Second Addendum - Contract for Professional District Serv" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-17 - 7:45:06 PM GMT
-  Document emailed to Fluffy Cazalas (fluffy.cazalas@gmail.com) for signature
2025-09-17 - 7:45:10 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2025-09-17 - 7:45:11 PM GMT
-  Email viewed by Fluffy Cazalas (fluffy.cazalas@gmail.com)
2025-09-17 - 8:03:49 PM GMT
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-17 - 8:09:30 PM GMT
-  Document e-signed by Fluffy Cazalas (fluffy.cazalas@gmail.com)
Signature Date: 2025-09-23 - 5:30:55 PM GMT - Time Source: server
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-23 - 6:16:22 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2025-09-23 - 6:16:42 PM GMT - Time Source: server
-  Agreement completed.
2025-09-23 - 6:16:42 PM GMT

Tab 7



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 11, 2025

To Board of Supervisors
Wynnmere East Community Development District
3434 Colwell Ave, Suite 200
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Wynnmere East Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for two (2) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Wynnmere East Community Development District as of and for the fiscal year ended September 30, 2025, with an option for two (2) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years, 2026 and 2027 will not exceed \$3,700 and \$3,800 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. Any changes to the fees specified in this paragraph will be mutually agreed upon by Grau & Associates and the District.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Grau & Associates acknowledges that the designated public records custodian for the District is Stephanie DeLuna ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, INFO@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Wynnmere East Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Wynnmere East Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Tab 8



Mailing:

Physical:

Office Phone:

P.O. Box
Parrish, FL 34219

11719 32nd Ter E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Wynnmere East CDD hereafter called "customer"

Customer: Wynnmere East CDD
C/O: Rizzetta
Contact: Mrs. Stephanie DeLuna
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, Florida 33578
Email: Sdeluna@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide Mechanical Vegetation mowing to the ditch located at the Wynnmere Community.

Quarterly bush-hogging to the Ditch at the Wynnmere East community located in Ruskin, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Ditch bush-hogging quarterly cost:	\$1,000.00
Annual Cost:	\$4,000.00

Service shall consist of a 4-events per year.

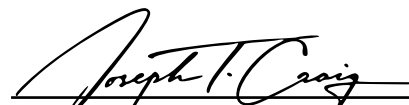
*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 11/01/25 thru 10/31/26
Agreement will automatically renew as per Term and Conditions:*

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date


President, Sitex Aquatics LLC.

08/08/2025

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Four (4) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a Twelve (12) month period. This Agreement shall be automatically renewed at the end of the Twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

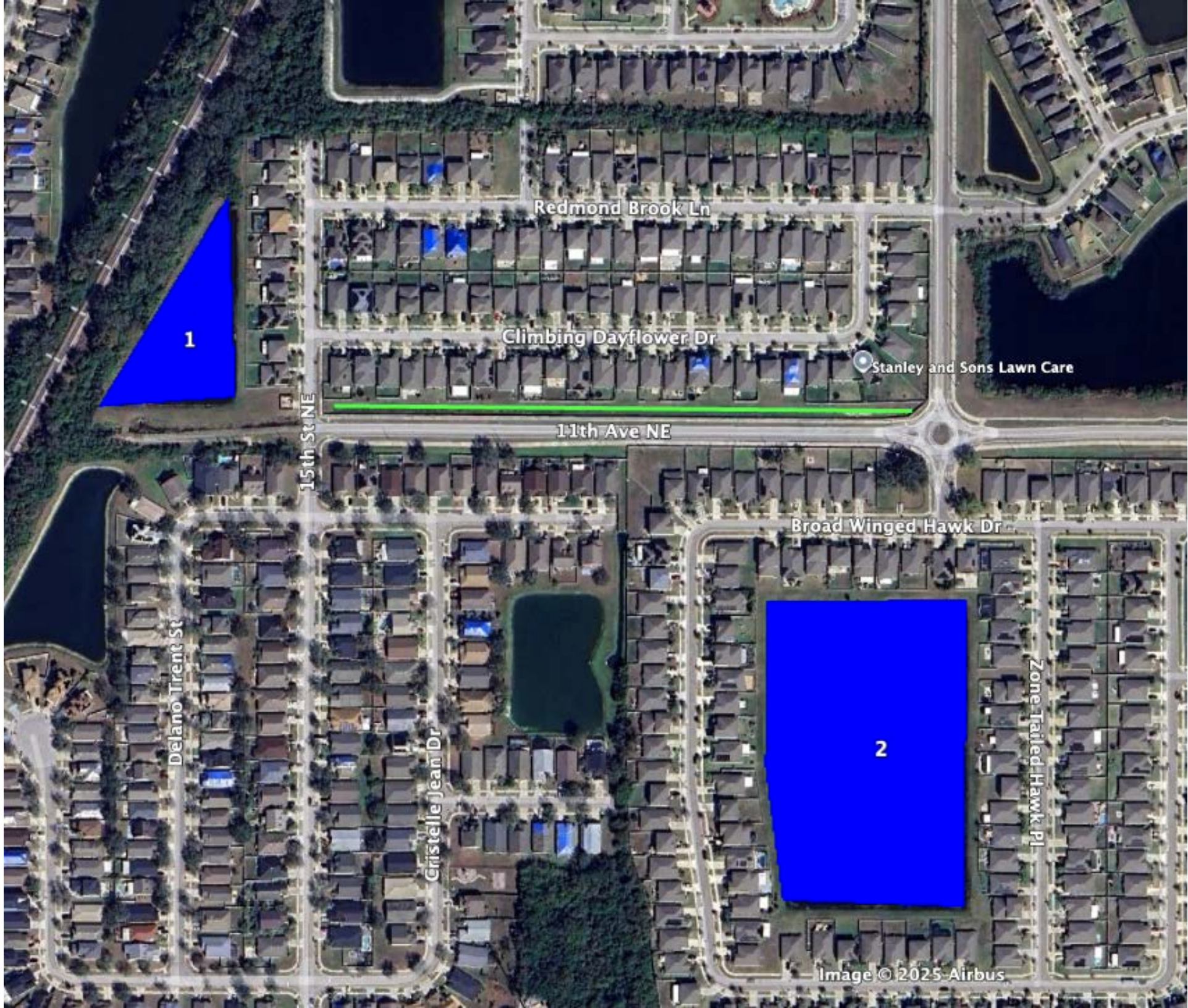
Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.



1

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Tab 9

Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this “**Agreement**”) is entered into as of January 1, 2023 between the **Wynnmere East Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **Caliber Residential and Commercial Services LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor submitted a proposal, which describes the scope of work and includes a maintenance map, attached hereto as **Exhibit A** (the “**Proposal**”), and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Proposal in the locations highlighted in the maintenance map included therein.
 - b. The Contractor agrees that the District shall not be liable for the payment of any work or services (including irrigation repair work) unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or

work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. Emergency Services. In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
- e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water,

areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.

- j. In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District’s representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District’s rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination.**

- a. Contractor may terminate this Agreement with 60 days’ written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
- b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days’ written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
- c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. **District Representatives and Inspections.**

- a. The District hereby designates the District Manager, Field Manager, and other representatives of the District Manager’s office to act as the District’s representatives. The District’s representatives shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative once per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days’ notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor.

Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work performed each month the District agrees to pay Contractor \$4,333 per month.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
 - i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date
 - iv. an invoice number
 - v. a reference to a proposal number if applicable
 - vi. the location
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service
 - ix. the time frame within which the services were provided
 - x. the address or bank information to which payment is to be remitted.
 - xi. the Contractor will issue a credit on invoices for service dates that are missed and that were not made up.
- c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Proposal), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.
- d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment

of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. *Responsibility for Negligence of Employees and Subcontractors:* Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. *Safety Precautions and Programs:* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing

safety equipment such as bright vests and traffic cones.

- g. *Monthly Maintenance Reports.* The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system. Reports shall be emailed to PFMfieldservices@triadassocmgmt.com.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

- ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
 - c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
 - d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
 - e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
 - f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
 - g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
 - h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
 - i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The

Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow

the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407.723.5900 , OR BY EMAIL AT GAARLANDTJ@PFM.COM, OR BY REGULAR MAIL AT 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FL 32817.

23. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
24. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
25. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
26. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
27. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
28. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
29. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
30. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
31. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice,

sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

c/o PFM
3501 Quadrangle Boulevard,
Suite 270
Orlando, FL 32817
Attn: Jane Gaarlandt
gaarlandtj@pfm.com

To Contractor:

1701 Woodfern Rd,
Apt J203
Tampa, FL 33612
Attn: Daniel Perry
caliberresvcs@gmail.com

32. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

33. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Caliber Residential and
Commercial Services LLC**



Daniel Perry
President

**Wynnmere East
Community Development District**



Chair of the Board of Supervisors

Exhibit A: Contractor's Proposal with Scope of Work and Maintenance Map



**Caliber Residential
& Commercial Services LLC**



Landscape Maintenance Proposal For Wynnmere East

**Community Development District Hawks
Landing, Ruskin, FL**

Proposed By:

**Caliber Residential & Commercial
Services LLC**



Landscape Maintenance Program

Scope of Work

Spring Cleaning

1. Leaves, sticks and other winter debris are collected and removed from beds and tree rings.
2. Minor pruning of shrubbery, ornamental trees and ground covers (that are not pruned in fall) is performed. Dead and/or damaged material will be hauled away.
3. An edge is cut around trees and bed lines and removed when applicable.
4. A pre-emergent grass/weed control is applied to all beds. Existing weeds are treated or removed as needed.
6. All work areas are blown clean and left in an orderly condition

Procedure:

1. Trash, sticks and other lawn debris are collected (excessive trash and debris can result in additional cost)
2. Sidewalks and other concrete bordering will be cut by a lawn edger and/or string trimmer.

Mowing:

Grass will be mowed on a weekly basis (50 cuts a year, that's 4 times a month for 12 months). Mowing service includes turf mowing, line trimming along beds and turf edges, and cleanup of clippings and other debris from sidewalks, driveways and other hard surfaces.

Mulch:

Annuals will be replaced every 6 months along with mulch around shrubs in ornamentals areas.

Landscape Maintenance Program

Scope of Work

Fall Services Details

For sites that have densely planted trees and/or large, mature trees, leaf removal is a must for Maintaining a clean, orderly appearance:

1. Once the leaves begin lightly dropping in the fall, mowing crews take extra time to cut the leaves into small, fine pieces during routine mowing visits.
2. When leaves start falling in heavy concentrations, they are gathered together by means of commercial blowers and either carried off into an on-site wooded area (to be used as natural mulch) or collected by means of a vacuum and removed.
3. A final, touch-up leaf removal visit may be performed in the late fall to leave the appearance of your property clean and orderly over the winter months.

Leaf Removal:

Allowing leaves to accumulate and smother your turf over the winter can lead to dead patches in the spring. We remove leaves from turf areas and beds to prevent this and keep your lawn looking green.

Dethatching:

As part of our fall cleanup service, thatch buildup is removed from turf areas. Above-ground roots called thatch can block sunlight and moisture from soil if allowed to accumulate. Removing this buildup of thatch in the fall will help prepare your turf for winter and set it up for a healthy spring.

Landscape Maintenance Program

Scope of Work

Lighting

Lighting will be maintained around the Hawks Landing sign.

Dog Station

The two dog stations will be cut, maintained and inspected weekly.

Trash Cans

Two trash cans will be emptied twice weekly along with any other trash that is seen on the ground.

Irrigation

Irrigation we'll be inspected monthly and will be repaired ASAP if damage occurs.

Monthly reports

A monthly report will be turned in on the 30th of each month to email
PFMfieldservices@triadassocmgmt.com

Emergency

If an emergency occurs such as irrigation line breakage it will be repaired ASAP, no longer than a couple of hours. Please call (813)-720-1937

Payment

Payments are due on the 15th of every month. An invoice will be sent on the 1st of every month to allow time for processing.

Cancellation of Service

This agreement may be cancelled for any reason by either Caliber Residential and Commercial Services LLC or Wynnmore East CDD within 90 days written notice being given by the party requesting cancellation of service.

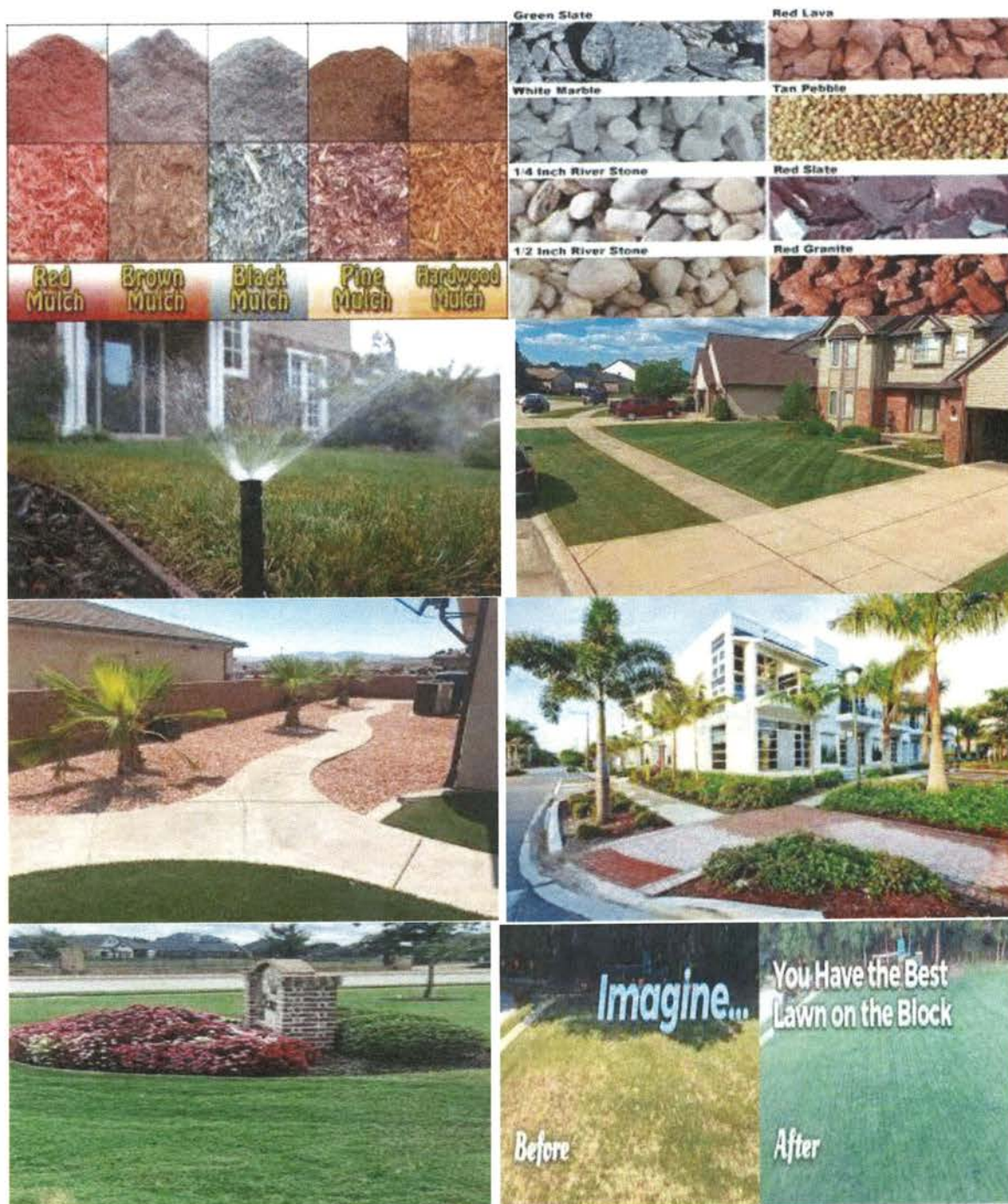
Landscape Maintenance Program

Coverage Area Overview



-  Wet and/or Vegetative Areas
-  Grass, Shrubberies, & Mulch
-  Dog Parks & Trash Receptacle's

Services & Materials Included but Not Limited Too



Landscape Maintenance Price listing & Cost Breakdown

Caliber Residential & Commercial Services LLC					
Bill to: Caliber Residential & Commercial Services LLC			Phone: 813-720-1937 Email: Caliberresvcs@gmail.com		
1	Landscaping: Hedges Trimmed; Spraying Weeds	2	\$ 750.00	-	\$ 1500.00
2	Residential Tree Trimming	2	\$ 250.00	-	\$ 500.00
3	Haul Away: Trash & Debris	2	\$ 166.50	-	\$ 333.00
4	Grounds Keeping: cutting grass, edging, blowing and weed eating	2	\$ 1,000.00	-	\$ 2,000.00
**Please note: Mulch is not included in price. Any additional services will be extra. Please see me for cost breakdown. **Please note: 6-month warranty on fence started on 10/05/2022 and will end on 04/05/2023. Wynnmere east is responsible for all fence material. Make all direct deposits to Caliber Residential & Commercial Services LLC. Overdue accounts subject to a service charge of 10% per month. This invoice is generated to reflect that services will be provided on a weekly basis being 4 times a month.				Invoice Subtotal	\$ 4,333.00
				Total: Month	\$ 4,333.00
				Total: Annually	\$ 51996.00

Caliber Residential and Commercial Services

Motto

Here at Caliber Residential and Commercial Services we strive to achieve the highest of Excellence that is obtainable within the service realm. We are always on standby for any emergency calls. The job is not complete without your satisfaction. After all our goal is to grow our relationship while maintaining your landscape by providing High-Quality Work without the High-end Prices.

Contract Acceptance

This page is the conformation of an agreement of the below set parties of the desired services required that are listed above for the desired amount in sum also listed above. Confirming this by signature to ensure all parties involved are on the same level of understanding.

Caliber Residential & Commercial Services LLC

Daniel Perry

Date

Wynnmere East CDD (PFM Group Consulting)

Print

Date

Signature

Date

First Addendum to the Landscape Maintenance Services Agreement

This First Addendum to the Landscape Maintenance Services Agreement (this "First Addendum") is made and entered into as of October 12, 2023, by and between the **Wynnmere East Community Development District** (the "District") and **Caliber Residential and Commercial Services LLC**, a Florida limited liability company (the "Contractor").

Background Information:

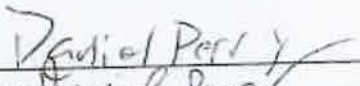
The District and the Contractor entered into the Landscape Maintenance Services Agreement dated January 1, 2023 (the "Agreement"). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add an additional cutting area to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services, relevant portions of which are attached hereto as **Exhibit A** (the "Proposal"). The District and the Contractor each has the authority to execute this First Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Addendum so that this First Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this First Addendum.
2. **Addition to Scope of Services.** Contractor agrees to provide the additional services described in Exhibit A. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Exhibit A.
3. **Additional Compensation for Additional Services.** Contractor shall perform the additional services for a total additional amount of \$450.00 per month.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this First Addendum effective as of the date written above.

**Caliber Residential and
Commercial Services LLC**


By: Daniel Perry
Title: Owner

**Wynnmere East
Community Development District**

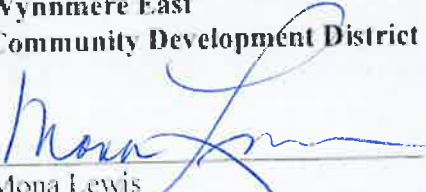

Mona Lewis
Chair of the Board of Supervisors

Exhibit A

AMENDED

Adding additional cutting area

Location North East 11th Ave : Caliber Residential and Commercial Services will be weeding along the fence.
Mowing the ditch and around the bank.

Cost break down:

Weekly \$103.85

Monthly \$450.00

Annually 12months X 450.00 = \$5,400.00

My annual fee is \$51,996.00 to \$57,396.00.

The monthly invoice price goes from \$4,333.00 to \$4,783.00 Monthly.

Landscape Maintenance Price listing & Cost Breakdown

Caliber Residential & Commercial Services LLC					
Bill to: Caliber Residential & Commercial Services LLC			Phone: 813-720-1937 Email: Caliberresvcs@gmail.com		
1	Landscaping: Hedges Trimmed; Spraying Weeds	2	\$ 750.00	-	\$ 1500.00
2	Residential Tree Trimming	2	\$ 250.00	-	\$ 500.00
3	Haul Away: Trash & Debris	2	\$ 166.50	-	\$ 333.00
4	Grounds Keeping: cutting grass, edging, blowing and weed eating	2	\$ 1,000.00	-	\$ 2,000.00
**Please note: Mulch is not included in price. Any additional services will be extra. Please see me for cost breakdown. **Please note: 6-month warranty on fence started on 10/05/2022 and will end on 04/05/2023. Wynnmere east is responsible for all fence material.				Subtotal	\$ 4,333.00
				<u>Amended Add-on</u>	<u>\$ 450.00</u>
				Total: Monthly Invoice	\$ 4783.00
				Total: Annually	\$ 57396.00
Make all direct deposits to Caliber Residential & Commercial Services LLC. Overdue accounts subject to a service charge of 10% per month. This invoice is generated to reflect that services will be provided on a weekly basis being 4 times a month.					

Caliber Residential and Commercial Services



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

ESTIMATE

EST031

DATE

Oct 13, 2025

TOTAL

USD \$48,600.00

TO

Wynnmere walk CDD

Ruskin fl 33570

DESCRIPTION	RATE	QTY	AMOUNT
Lawn maintenance quote	\$0.00	0	\$0.00
Broad winged hawk dr. Main entrance			
Dog park vacant lot & sidewalk easements			
Sq. Ft 13,175			
11th ave both sides	\$0.00	0	\$0.00
Exterior lawn front of subdivision entrance including sidewalk easements			
Sq. Ft 66,170			
Sq. Ft easement 5,950			
Ne 15th ave	\$0.00	0	\$0.00
Lake & pump station			
Sq.ft 25,358			
Redmond brook In.	\$0.00	0	\$0.00
Vacant lot & mailbox easement			
Sq. Ft 7,000			
Misc areas sq. Ft 9,360			
	\$0.00	0	\$0.00
Quote includes	\$0.00	0	\$0.00
Lawn maintenance			
1. Mowing / weed trimming / edging / blowing & trimming hedges			
Spraying weed treatment			
2. Flower / hedge beds & all sidewalk ares			

DESCRIPTION	RATE	QTY	AMOUNT
	\$0.00	0	\$0.00
Total	\$48,600.00	1	\$48,600.00
Sq. Ft 127,013			
Acres 2.9			
TOTAL		USD \$48,600.00	

Quote excluding ditch at 11th & 15th NE ave.



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

ESTIMATE

EST032

DATE

Oct 13, 2025

TOTAL

USD \$56,400.00

TO

Wynnmere walk CDD

Ruskin fl 33570

DESCRIPTION	RATE	QTY	AMOUNT
Lawn maintenance quote	\$0.00	0	\$0.00
Broad winged hawk dr. Main entrance			
Dog park vacant lot & sidewalk easements			
Sq. Ft 13,175			
11th ave both sides	\$0.00	0	\$0.00
Exterior lawn front of subdivision entrance including sidewalk easements			
Sq. Ft 66,170			
Sq. Ft easement 5,950			
Ne 15th ave	\$0.00	0	\$0.00
Lake & pump station			
Sq.ft 25,358			
Redmond brook In.	\$0.00	0	\$0.00
Vacant lot & mailbox easement			
Sq. Ft 7,000			
Misc areas sq. Ft 9,360			
11th ave NE & 15th	\$0.00	0	\$0.00
Ditch (initial service not included)			
Sq. Ft 48,600			

DESCRIPTION	RATE	QTY	AMOUNT
Quote includes Lawn maintenance 1. Mowing / weed trimming / edging / blowing & trimming hedges Spraying weed treatment 2. Flower / hedge beds & all sidewalk ares	\$0.00	0	\$0.00
	\$0.00	0	\$0.00
Total Sq. Ft 175,613 Acres 4.03	\$56,400.00	1	\$56,400.00
TOTAL			USD \$56,400.00



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

ESTIMATE

EST033

DATE

Oct 13, 2025

TOTAL

USD \$4,580.00

TO

Wynnmere walk CDD

Ruskin fl 33570

DESCRIPTION	RATE	QTY	AMOUNT
Trimming Redmond brook ln & 15th st. Trim overgrowth to fence height approximately 10 ft. Tall 8-10 cubic yards	\$560.00	1	\$560.00
Trimming C key dr. & Redmond ln Trim overgrowth approximately 15 ft. Tall Remove trash etc. approximately 10-12 cubic yards	\$400.00	1	\$400.00
Trimming 11th ave (main entrance exterior fence) Trim overgrowth hedges away from tan fence & pull weeds from hedge beds	\$1,920.00	1	\$1,920.00
Trimming Broad winged hawk dr. Trim fence overgrowth 580 liner ft 6 ft tall	\$450.00	1	\$450.00
Trimming Trim 50 crepe myrtle trees away from structures including fence	\$25.00	50	\$1,250.00
Quote includes Trimming to fence height Removal of trash & debris Hauling	\$0.00	1	\$0.00

TOTAL

USD \$4,580.00

Quote includes
Trimming to fence height
Removal of trash & debris
Hauling



Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Landscape Maintenance Proposal WYNNEMERE EAST

October 14, 2025

Wynnmere East Community Development District
c/o Stephanie DeLuna
Rizzetta & Company

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$4,800	\$57,600

ADDITIONAL SERVICES

Service	Est. # of Units	Price Per Unit	TOTAL
Mulch	50 Yards	\$65	\$3,250

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>40 times</u> per calendar year. It is anticipated that mowing services shall be provided weekly during the growing season <u>April through October</u> and every other week during the non-growing season or as needed <u>November through March</u> . Bahia lake and pond banks will be mowed <u>24 times</u> per year.
Trimming	Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
Edging	All turf edges of walks, curbs, and driveways shall be performed every mowing (<u>42 times</u> per year). A soft edge of all bed areas will be performed every month. A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following: • Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic. • Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs. • The removal of dead, diseased, or injured branches and palms will be performed as needed • Ground covers and vines can maintain a neat and uniform appearance.
Weeding	Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing <u>40 times</u> per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.
----------	--

OPTIONAL ITEMS & ADDITIONAL SERVICES

- | | |
|---|--|
| <ul style="list-style-type: none">• Landscape design & installation• Annual flower bed design & installation• Thin & prune trees over 10' in height• New plant installation• Pump Maintenance | <ul style="list-style-type: none">• Sodding and/or Seeding• Mulching• Prune Palms over 15' of clear trunk• Leaf clean-up• Pump repair & installation |
|---|--|

COMPENSATION

Prince and Sons agrees to provide all the above services for an annual fee of \$57,600 to be paid in monthly fees of \$4,800 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal.

Tab 10

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, August 7, 2025, at 6:30 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
Pedro Collado	Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Company
Michael Broadus	District Counsel; Straley Robin Vericker
Bert Smith	Account Manager, Sitex Aquatics
Nancy Bregg	Administrative Assistant, Rizzetta & Company

Audience

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber 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

Mr. Broadus had no updates.

B. District Engineer

Not present.

C. District Manager

Mr. Huber stated the next Board meeting is scheduled for Thursday, October 2, 2025, at 6:00 p.m. at the South Shore Regional Library located at 15816 Beth Shields Way, Ruskin, FL 33573.

Mr. Huber requested a motion from the Board to authorize the Chair/Vice Chair to execute the District's insurance renewal outside of a regular CDD meeting.

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors authorized the Chair/Vice-Chair to execute the District's insurance renewal outside of a regular CDD meeting for the Wynnmere East Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Audit Committee's Recommendation for Auditing Services

Mr. Huber announced that the Audit Committee recommended Grau & Associates as number one, and DiBartolomeo as number two.

On a Motion by Ms. Cazalas , seconded by Mr. Collado, with all in favor, the Board of Supervisors accepted the Audit Committee's recommendation of Grau & Associates for audit services, for the Wynnmere East Community Development District.

B. Ratification of Sitex Pond #1 Clean Up Proposal

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors ratified the Sitex Pond #1 Clean Up Proposal, for the Wynnmere East Community Development District.

The Board requested a proposal for quarterly maintenance from Sitex.

The Board requested the landscapers be contacted about outstanding work.

C. Acceptance of Arbitrage 2025 Report

On a Motion by Ms. Cazalas , seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the Arbitrage 2025 Report, for the Wynnmere East Community Development District.

D. Consideration of Caliber Proposals #337 and #342

Neither proposal was approved. Proposal #337 included the ditch that is not complete, a new invoice removing the ditch has been requested. Proposal #342 has a price that appears high. Ms. DeLuna is to obtain more proposals for mulch.

Mr. Collado asked if the fences are maintained by the CDD. They are moldy and need cleaning.

Ms. Cazalas stated a special meeting was to be added for landscaping issues. The date of September 4, 2025 was chosen.

E. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 final budget, for the Wynnmere East Community Development District.

There were no public comments.

On a Motion by Ms. Cazalas , seconded by Mr. Collado, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 final budget, for the Wynnmere East Community Development District.

1. Consideration of Resolution 2025-05, Adopting Fiscal Year 2025/2026 Budget

On a Motion by Mr. Elijah, seconded by Mr. Collado, with all in favor, the Board of Supervisors approved Resolution 2025-05, Adopting Fiscal Year 2025-2026 Budget, for the Wynnmere East Community Development District.

F. Public Hearing on Fiscal Year 2025-2026 Assessments

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 assessments, for the Wynnmere East Community Development District.

There were no public comments on the assessments.

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 assessments, for the Wynnmere East Community Development District.

1. Consideration of Resolution 2025-06, Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved the adoption of Resolution 2025-06; Levying O&M Assessments for Fiscal Year 2025-2026, for the Wynnmere East Community Development District.

G. Consideration of Resolution 2025-07, Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-07, Setting the Meeting Schedule for Fiscal Year 2025-2026, for the Wynnmere East Community Development District.

H. Consideration of Resumes to Fill Vacant Board Seat

The Board chose to obtain more resumes for consideration.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Meeting Minutes of May 8, 2025

On a Motion by Ms. Cazalas , seconded by Mr. Collado, with all in favor, the Board of Supervisors accepted the May 8, 2025 meeting minutes, as presented, for the Wynnmere East Community Development District.

B. Consideration of Minutes of the Audit Committee Meeting of May 8, 2025

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the May 8, 2025 Audit Committee meeting minutes, as presented, for the Wynnmere East Community Development District.

C. Ratification of Operation & Maintenance Expenditures for May and June 2025

On a Motion by Mr. Collado , seconded by Ms. Cazalas, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures of May (\$11,925.85) and June 2025 (\$16,649.23), for the Wynnmere East Community Development District.

D. Presentation of Financial Statements for April, May, and June 2025

SIXTH ORDER OF BUSINESS

Supervisor Requests

The Board wants to schedule a special meeting on September 4, 2025, at 6:00 p.m. to review the quarterly Sitex and landscape proposals.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board adjourned the meeting at 7:00 p.m., for the Wynnmere East Community Development District.
--

Assistant Secretary

Chair / Vice Chair

Tab 11

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

July 2025

Presented For Board Approval

The total items being presented: **\$13,719.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through Jul 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Caliber Residential and Commercial Services	300039	337	Landscape Community Lawn Services 07/25	\$ 4,333.00
Rizzetta & Company, Inc.	300030	INV0000100529	District Management Fees 07/25	\$ 3,266.66
Rizzetta & Company, Inc.	300033	INV0000100663	Massing Mailing 07/25	\$ 538.39
Sitex Aquatics, LLC	300035	9980-B 674	Monthly Lake Maintenance 07/25	\$ 343.00
Straley Robin Vericker	300032	26735	Legal Services 05/25	\$ 1,544.50
TECO	20250725-1	221001988080 06/25 ACH	Electric Service 06/25	\$ 1,866.04
TECO	20250725-2	211005934289 06/25 ACH	Utility Services 06/25	\$ 1,220.72
TECO	20250725-3	211005933836 06/25 ACH	Electric Services 06/25	\$ 20.49
The Observer Group, Inc.	300038	25-01900H	Legal Advertising 07/25	\$ 177.19
VGlobal Tech	300029	7430	Quarterly 4 ADA Audit 06/25	\$ 300.00
VGlobal Tech	300034	7519	ADA Website Maintenance 07/25	<u>\$ 110.00</u>
Report Total				<u><u>\$ 13,719.99</u></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 #

337

Invoice Date

07/14/2025

DESCRIPTION	AMOUNT
Community Lawn No more ditch (Note I unclog the the 4 drains in this ditch for free, but the sand still needs to be removed otherwise it will clog again.) Please remember	4,333.00
TOTAL	\$4,333.00 USD



Terms & Conditions

Payments are due on the 30th of each month

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

Invoice

Date	Invoice #
7/2/2025	INV0000100529

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Dissemination Services	1.00	\$83.33	\$83.33
Management Services	1.00	\$3,083.33	\$3,083.33
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$3,266.66
	Total		\$3,266.66

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

Invoice

Date	Invoice #
7/11/2025	INV0000100663

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

July	Upon Receipt	00674

[illegible]

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.: 9980-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

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

Total **\$343.00**

RECEIVED
07/01/2025

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

June 20, 2025

Client: 001505

Matter: 000001

Invoice #: 26735

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

RECEIVED
06/23/25

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	WAS	REVIEW RE-SCHEDULED MEETING NOTICE, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SCHEDULING CONFLICT AND COVERAGE FOR MEETING; REVIEW DATES FOR BUDGET ADOPTION.	0.6	\$183.00
5/6/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING ATTORNEY COVERAGE FOR BOARD OF SUPERVISORS MEETING.	0.2	\$61.00
5/7/2025	CAW	REVIEW AGENDA AND PREPARE FOR MAY 8TH BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.3	\$91.50
5/8/2025	CAW	PREPARE FOR AND ATTEND MAY 8TH BOARD MEETING VIA PHONE.	1.4	\$427.00
5/13/2025	WAS	REVIEW APPROVED PRELIMINARY BUDGET AND COMMUNICATIONS WITH DISTRICT MANAGER REGARDING LEGAL NOTICES; REVIEW CORRESPONDENCE TRANSMITTING PRELIMINARY BUDGET TO COUNTY.	0.4	\$122.00
5/14/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.9	\$507.50
5/16/2025	WAS	REVIEW COMMUNICATIONS FROM DISTRICT MANAGER RE RECAP OF MAY MEETING.	0.3	\$91.50

SERVICES

Date	Person	Description of Services	Hours	Amount
5/30/2025	WAS	COMMUNICATIONS WITH C. GARGARO REGARDING BUDGET LETTERS AND RESOLUTIONS.	0.2	\$61.00
Total Professional Services			6.3	\$1,544.50
Total Services			\$1,544.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,544.50
Previous Balance				\$288.00
Less Payments				(\$288.00)
PAY THIS AMOUNT				\$1,544.50

Please Include Invoice Number on all Correspondence



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

Statement Date: July 03, 2025

Amount Due: \$1,866.04

Due Date: July 24, 2025

Account #: 221001988080

DO NOT PAY. Your account will be drafted on July 24, 2025

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$1,848.69
Payment(s) Received Since Last Statement	-\$1,848.69

Current Month's Charges	\$1,866.04
-------------------------	------------

Amount Due by July 24, 2025 \$1,866.04

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

RECEIVED
07/07/25



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 #: 221001988080

Due Date: July 24, 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: \$1,866.04

Payment Amount: \$ _____

645211556781

Your account will be
drafted on July 24, 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: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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**

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 PH1
RUSKIN, FL 33570-0000

Statement Date: July 03, 2025

Amount Due: \$1,220.72

Due Date: July 24, 2025

Account #: 211005934289

DO NOT PAY. Your account will be drafted on July 24, 2025

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$1,209.37
Payment(s) Received Since Last Statement	-\$1,209.37

Current Month's Charges	\$1,220.72
-------------------------	------------

Amount Due by July 24, 2025	\$1,220.72
-----------------------------	------------

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

RECEIVED
07/07/25



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

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



Account #: 211005934289

Due Date: July 24, 2025



Pay your bill online at [TampaElectric.com](https://www.TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,220.72

Payment Amount: \$ _____

653853476173

Your account will be
drafted on July 24, 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 PH1
RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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](https://www.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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WYNNMERE EAST COMMUNITY
1725 11TH AVE NE
RUSKIN, FL 33570-7933

Statement Date: July 03, 2025

Amount Due: \$20.49

Due Date: July 24, 2025
Account #: 211005933836

RECEIVED
07/07/25

DO NOT PAY. Your account will be drafted on July 24, 2025

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$21.00
Payment(s) Received Since Last Statement	-\$21.00

Current Month's Charges \$20.49

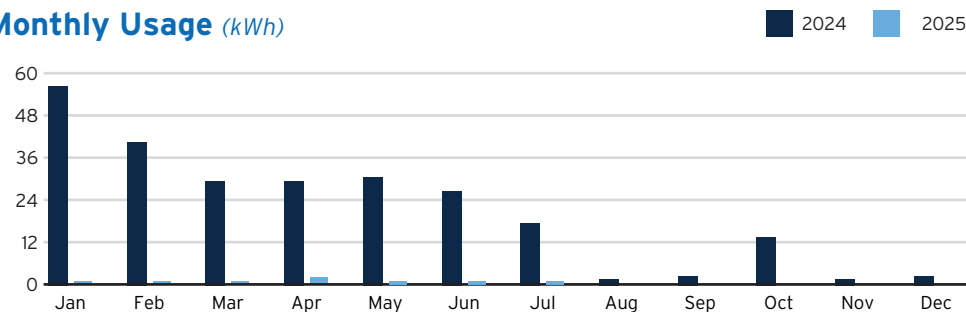
Amount Due by July 24, 2025 \$20.49

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: July 24, 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: \$20.49

Payment Amount: \$ _____

653853476172

Your account will be
drafted on July 24, 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: July 03, 2025
Charges Due: July 24, 2025

Meter Read

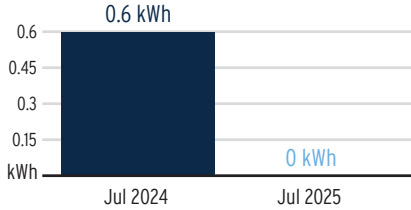
Service Period: May 30, 2025 - Jun 27, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000530032	06/27/2025	2,126	2,125	1 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
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		\$0.47	
Electric Service Cost		\$18.89	
State Tax		\$1.60	
Total Electric Cost, Local Fees and Taxes		\$20.49	

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges
\$20.49

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.

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

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**

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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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01900H

Date 07/04/2025

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 # 25-01900H

\$177.19

Notice of Public Hearing and Board of Supervisors Meeting

RE: Wynnmere East CDD Fiscal Year 2025-2026 Budget Board of
Supervisors Meeting on 8/7/25 @ 6:30 PM

Published: 7/4/2025

RECEIVED
07/03/2025

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

\$177.19

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 Public Hearing and Board of Supervisors Meeting of the Wynnmere East Community Development District

The Board of Supervisors (the "Board") of the Wynnmere East Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 7, 2025, at 6:30 p.m. at the SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://wynnmereeastd.com>, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	316	1.00	\$829.78

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna, District Manager



4934-2399-0339, v. 1
July 4, 2025

25-01900H

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.

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Serial Number
25-01900H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Wynnmere East CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 8/7/25 @ 6:30 PM

in the Court, was published in said newspaper by print in the issues of 7/4/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

7th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the Wynnmere East Community Development District

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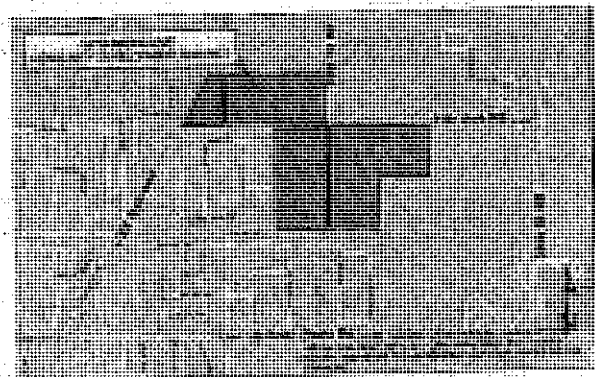
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Stephanie DeLuca, District Manager



4934-2399-0339, v. 1
July 4, 2025

25-01900H

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

RECEIVED
06/30/25

INVOICE # 7430

DATE 06/30/2025

DUE DATE 06/30/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	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 2 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

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 # 7519

DATE 07/01/2025

DUE DATE 07/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	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

RECEIVED
07/01/2025

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

August 2025

Presented For Board Approval

The total items being presented: **\$17,159.26**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through Aug 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Caliber Residential and Commercial Services	300043	345	Fence Repairs 08/25	\$ 300.00
Caliber Residential and Commercial Services	300043	346	Landscape Community Lawn Services 08/25	\$ 4,333.00
Fluffy E Cazalas	300046	FC080725	Board of Supervisor Meeting 08/07/25	\$ 200.00
Pedro L. Collado	300047	PC080725	Board of Supervisor Meeting 08/07/25	\$ 200.00
Rizzetta & Company, Inc.	300042	INV0000101257	District Management Fees 08/25	\$ 3,266.66
Sitex Aquatics, LLC	300049	10021-B	Pond Bank & Ditch Clean-Up 07/25	\$ 4,600.00
Sitex Aquatics, LLC	300049	10094-B	Monthly Lake Maintenance 08/25	\$ 343.00
Straley Robin Vericker	300045	26897	Legal Services 06/25	\$ 418.50
TECO	20250826-3	211005934289 07/25 ACH	Utility Services 07/25	\$ 1,220.72
TECO	20250826-2	211005933836 07/25 ACH	1725 11th Ave NE 07/25	\$ 22.59
TECO	20250826-1	221001988080 07/25 ACH	11TH AVE NE / 18th ST NE 07/25	\$ 1,866.04
The Observer Group, Inc.	300040	25-01953H	Legal Advertising 07/25	\$ 78.75

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through Aug 31, 2025

Travis Elijah	300048	TE080725	Board of Supervisor Meeting 08/07/25	\$	200.00
VGlobal Tech	300044	7598	ADA Website Maintenance 08/25	\$	<u>110.00</u>
Report Total				\$	<u>17,159.26</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 #

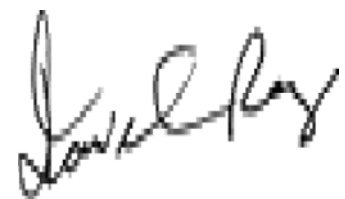
345

Invoice Date

08/04/2025

DESCRIPTION	AMOUNT
Fence Repair. 3 panels got kicked over	300.00
TOTAL	\$300.00 USD

RECEIVED
08/04/25



Terms & Conditions

Payments are due on the 30th of each month

Wynnmere East CDD

Meeting Date: August 7, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Travis Elijah	☒	TE080725
Shawn Fitzgerald	*No Pay	
Fluffy Cazalas	☒	FC080725
Pedro L Collado	☒	PC080725

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
08/08/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:06 PM
Meeting End Time:	7:00 PM
Total Meeting Time:	54 mins

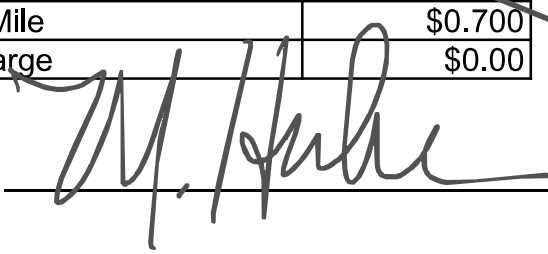
Time Over <u>(3)</u> Hours:	0
-----------------------------	---

Total at <u>\$175.00</u> per Hour:	0
------------------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

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

Invoice

Date	Invoice #
8/2/2025	INV0000101257

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible][illegible]

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

RECEIVED
08/01/25

Invoice details

Invoice no.: 10021-b
Terms: Net 30
Invoice date: 07/31/2025
Due date: 08/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Physical Removals	1. Ditch clean-up in front of the community 2. Pond #1 Bank clean-up via Mulcher.	1	\$4,600.00	\$4,600.00

Total **\$4,600.00**

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

RECEIVED
09-03-25

Invoice details

Invoice no.: 10193-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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

July 29, 2025

Client: 001505

Matter: 000001

Invoice #: 26897

RECEIVED
07/29/25

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	WAS	REVIEW PROPOSED OPERATIONS AND MAINTENANCE BUDGET; REVIEW PUBLICATION ADS FOR PUBLIC HEARING ON APPROVAL OF OPERATION AND MAINTENANCE BUDGET FOR FY 2025-2026 WITH BUDGET INCREASE, REVIEW FORM OF MAILED NOTICE LETTER FOR OPERATION AND MAINTENANCE BUDGET INCREASE; REVIEW RESOLUTION IMPOSING OPERATION AND MAINTENANCE ASSESSMENTS; REVIEW RESOLUTION ADOPTING THE OPERATION AND MAINTENANCE BUDGET FOR FY 2025-2026.	1.2	\$366.00
6/5/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER, PUBLICATION ADS, AND RESOLUTIONS WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.3	\$52.50
Total Professional Services			1.5	\$418.50

July 29, 2025
Client: 001505
Matter: 000001
Invoice #: 26897

Total Services	\$418.50	
Total Disbursements	\$0.00	
Total Current Charges		\$418.50
Previous Balance		\$1,544.50
Less Payments		(\$1,544.50)
PAY THIS AMOUNT		\$418.50

Please Include Invoice Number on all Correspondence



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

Statement Date: August 04, 2025

Amount Due: \$1,220.72

Due Date: August 25, 2025

Account #: 211005934289

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

Account Summary

Current Service Period: June 28, 2025 - July 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 August 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.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at **TECOaccount.com**
and select "ON" to enroll.

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: August 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: \$1,220.72

Payment Amount: \$ _____

641507878251

Your account will be
drafted on August 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:
WYNNMERE EAST PH1
RUSKIN, FL 33570-0000

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

Service Period: Jun 28, 2025 - Jul 29, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome**; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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.

**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 #

346

Invoice Date

08/04/2025

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

RECEIVED
08/04/25



Terms & Conditions

Payments are due on the 30th of each month



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

Statement Date: August 04, 2025

Amount Due: \$22.59

Due Date: August 25, 2025

Account #: 211005933836

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

Account Summary

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due	\$20.49
Payment(s) Received Since Last Statement	-\$20.49

Current Month's Charges \$22.59

Amount Due by August 25, 2025 \$22.59

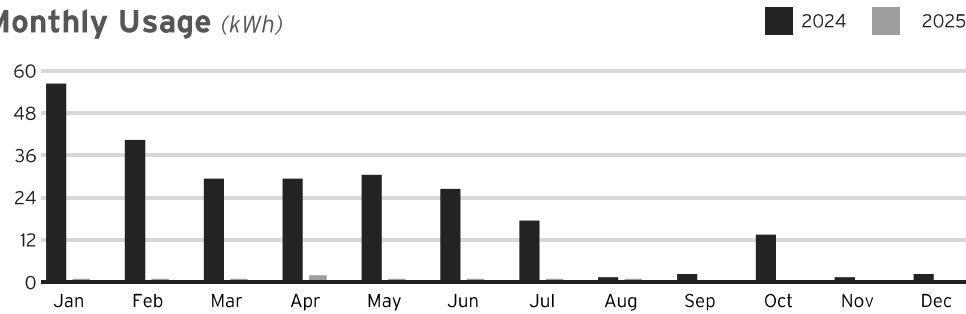
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
08/15/25



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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.



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

Account #: 211005933836

Due Date: August 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: \$22.59

Payment Amount: \$ _____

641507878250

Your account will be
drafted on August 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: August 04, 2025
Charges Due: August 25, 2025

Meter Read

Service Period: Jun 28, 2025 - Jul 29, 2025

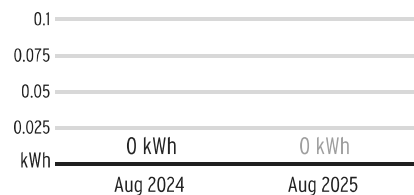
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	07/29/2025	2,127		2,126		1 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16	
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		\$0.52	
Electric Service Cost		\$20.83	
State Tax		\$1.76	
Total Electric Cost, Local Fees and Taxes		\$22.59	

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$22.59

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

Statement Date: August 04, 2025

Amount Due: \$1,866.04

Due Date: August 25, 2025

Account #: 221001988080

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

Account Summary

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due	\$1,866.04
Payment(s) Received Since Last Statement	-\$1,866.04

Current Month's Charges	\$1,866.04
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Amount Due by August 25, 2025	\$1,866.04
--------------------------------------	-------------------

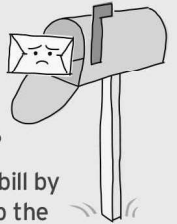
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
08/15/25



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**Let's be honest.
You don't
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anymore.**



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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 #: 221001988080

Due Date: August 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: \$1,866.04

Payment Amount: \$ _____

662495403748

Your account will be
drafted on August 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: August 04, 2025
Charges Due: August 25, 2025

Service Period: Jun 28, 2025 - Jul 29, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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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Ways To Pay Your Bill



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



Credit or Debit Card

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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:

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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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01953H

Date 07/11/2025

RECEIVED
07/10/25

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 # 25-01953H

\$78.75

Notice of Public Hearing and Board of Supervisors Meeting

RE: Wynnmere East CDD Fiscal Year 2025-2026 Budget Board of
Supervisors Meeting on 8/7/25 @ 6:30 PM

Published: 7/11/2025

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

\$78.75

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 Public Hearing and Board of Supervisors Meeting of the Wynnmere East Community Development District

The Board of Supervisors (the "**Board**") of the Wynnmere East Community Development District (the "**District**") will hold a public hearing and a meeting on August 7, 2025, at 6:30 p.m. at the SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.wynnmerecastdd.com, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager
July 11, 2025

25-01953H

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.

VGlobalTech

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



INVOICE

RECEIVED
09-03-25

BILL TO

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

INVOICE # 7680**DATE** 09/01/2025**DUE DATE** 09/01/2025**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	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

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

September 2025

Presented For Board Approval

The total items being presented: **\$18,528.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through Sep 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	300054	348	Landscape Community Lawn Services 09/25	\$ 4,333.00
Egis Insurance Advisors, LLC	300055	29612	Policy #100124256 10/01/2025-10/01/2026	\$ 10,635.00
Sitex Aquatics, LLC	300056	10193-b	Monthly Lake Maintenance 09/25	\$ 343.00
TECO	20250925-3	211005933836 08/25 ACH	1725 11th Ave NE 08/25	\$ 20.49
TECO	20250925-1	211005934289 08/25 ACH	Utility Services 08/25	\$ 1,220.72
TECO	20250925-2	221001988080 08/25 ACH	11TH AVE NE / 18th ST NE 08/25	\$ 1,866.04
VGlobal Tech	300050	7680	ADA Website Maintenance 09/25	<u>\$ 110.00</u>
Report Total				<u>\$ 18,528.25</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 #

348

Invoice Date

09/02/2025

RECEIVED
09-03-25

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



Terms & Conditions

Payments are due on the 30th of each month



INVOICE

Customer	Wynnmere East Community Development District
Acct #	571
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Wynnmere East Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Type text here

Thank You

Payment Information	
Invoice Summary	\$ 10,635.00
Payment Amount	
Payment for:	Invoice#29612
100125256	

Please detach and return with payment



Customer: Wynnmere East Community Development District

Invoice	Effective	Transaction	Description	Amount
29612	10/01/2025	Renew policy	Policy #100125256 10/01/2025-10/01/2026 Florida Insurance Alliance General Liability - Renew policy Due Date: 9/18/2025 09-24-24	10,635.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 10,635.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/18/2025

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

RECEIVED
09-03-25

Invoice details

Invoice no.: 10193-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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



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

Statement Date: September 03, 2025

Amount Due: \$20.49

Due Date: September 24, 2025

Account #: 211005933836

DO NOT PAY. Your account will be drafted on September 24, 2025

Account Summary

Current Service Period: July 30, 2025 - August 27, 2025

Previous Amount Due \$22.59

Payment(s) Received Since Last Statement -\$22.59

Current Month's Charges \$20.49

Amount Due by September 24, 2025 \$20.49

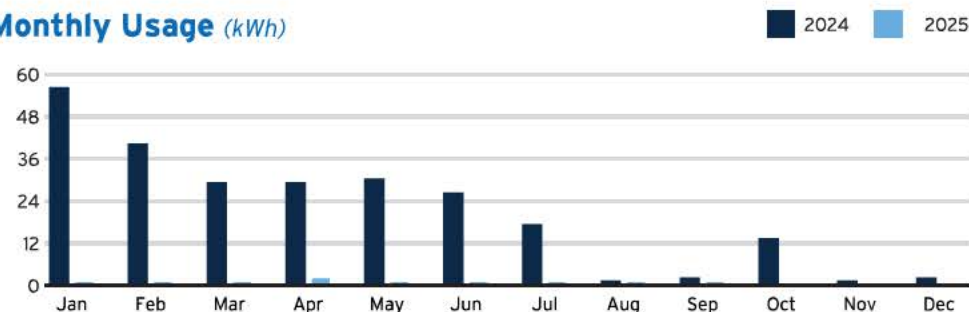
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
09/30/25



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

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211005933836

Due Date: September 24, 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: \$20.49

Payment Amount: \$ _____

641507893390

Your account will be
drafted on September 24, 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: September 03, 2025
Charges Due: September 24, 2025

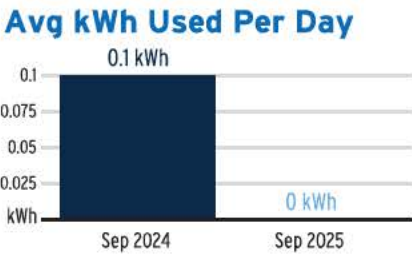
Meter Read

Service Period: Jul 30, 2025 - Aug 27, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	08/27/2025	2,128		2,127		1 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.47
Electric Service Cost		\$18.89
State Tax		\$1.60
Total Electric Cost, Local Fees and Taxes		\$20.49



Important Messages

Total Current Month's Charges \$20.49

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.

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

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**

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 PH1
RUSKIN, FL 33570-0000

Statement Date: September 03, 2025

Amount Due: \$1,220.72

Due Date: September 24, 2025

Account #: 211005934289

DO NOT PAY. Your account will be drafted on September 24, 2025

Account Summary

Current Service Period: July 30, 2025 - August 27, 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 September 24, 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.

RECEIVED
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**SEE HOW YOU
CAN SAVE**

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 24, 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: \$ _____

641507893391

Your account will be
drafted on September 24, 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 PH1
RUSKIN, FL 33570-0000

Account #: 211005934289
Statement Date: September 03, 2025
Charges Due: September 24, 2025

Service Period: Jul 30, 2025 - Aug 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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



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

Statement Date: September 03, 2025

Amount Due: \$1,866.04

Due Date: September 24, 2025

Account #: 221001988080

DO NOT PAY. Your account will be drafted on September 24, 2025

Account Summary

Current Service Period: July 30, 2025 - August 27, 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 September 24, 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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**SEE HOW YOU
CAN SAVE**

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 221001988080

Due Date: September 24, 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: \$1,866.04

Payment Amount: \$ _____

664964533517

Your account will be
drafted on September 24, 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: September 03, 2025
Charges Due: September 24, 2025

Service Period: Jul 30, 2025 - Aug 27, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 29 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

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



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

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
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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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VGlobalTech

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



INVOICE

RECEIVED
09-03-25

BILL TO

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

INVOICE # 7680**DATE** 09/01/2025**DUE DATE** 09/01/2025**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	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**

Tab 12



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

wynnmereeastcdd.com
rizzetta.com

Wynnmere East Community Development District

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	149,375	0	0	149,375	0	0
Investments	0	468,114	32	468,146	0	0
Prepaid Expenses	1,912	0	0	1,913	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	20,986	0	0	20,986	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	468,114
Amount To Be Provided Debt Service	0	0	0	0	0	4,311,886
Total Assets	175,098	468,114	32	643,245	1,811,389	4,780,000
Liabilities						
Accounts Payable	497	0	0	497	0	0
Accrued Expenses	5,300	0	0	5,300	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	5,797	0	0	5,797	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	124,284	443,723	31	568,038	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	45,017	24,391	1	69,410	0	0
Total Fund Equity & Other Credits	169,301	468,114	32	637,448	1,811,389	0
Total Liabilities & Fund Equity	175,098	468,114	32	643,245	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,853	1,853
Special Assessments				
Tax Roll	225,693	225,693	228,186	2,493
Total Revenues	225,693	225,693	230,039	4,346
Expenditures				
Legislative				
Supervisor Fees	4,800	4,000	1,600	2,400
Total Legislative	4,800	4,000	1,600	2,400
Financial & Administrative				
Arbitrage Rebate Calculation	500	500	1,000	(500)
Assessment Roll	3,000	3,000	3,000	0
Auditing Services	4,800	4,800	4,500	300
Disclosure Report	1,000	833	833	0
District Engineer	5,000	4,167	0	4,167
District Management	37,000	30,833	30,834	0
Dues, Licenses & Fees	500	441	175	266
Legal Advertising	2,500	2,084	1,013	1,070
Miscellaneous Fees	1,500	1,250	0	1,250
Miscellaneous Mailings	1,500	1,250	538	712
Public Officials Liability Insurance	3,527	3,527	3,430	97
Trustees Fees	4,000	4,000	3,825	174
Website Hosting, Maintenance, Backup & E	2,800	2,333	2,700	(366)
Total Financial & Administrative	67,627	59,018	51,848	7,170
Legal Counsel				
District Counsel	15,000	12,500	6,305	6,195
Total Legal Counsel	15,000	12,500	6,305	6,195
Electric Utility Services				
Utility Services	40,000	33,333	27,703	5,630
Total Electric Utility Services	40,000	33,333	27,703	5,630
Stormwater Control				
Aquatic Maintenance	4,116	3,430	8,030	(4,600)
Total Stormwater Control	4,116	3,430	8,030	(4,600)
Other Physical Environment				
General Liability Insurance	4,350	4,350	4,194	156
Irrigation Maintenance	5,000	4,167	0	4,167
Landscape Maintenance	58,000	48,333	46,776	1,557
Landscape Replacement Plants, Shrubs, Tr	3,500	2,917	0	2,917
Property Insurance	3,300	3,300	2,999	301
Total Other Physical Environment	74,150	63,067	53,969	9,098
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	5,000	5,000	18,340	(13,340)
Miscellaneous Contingency	15,000	15,000	17,226	(2,226)
Total Contingency	20,000	20,000	35,566	(15,566)
Total Expenditures	225,693	195,348	185,021	10,327
Total Excess of Revenues Over(Under) Expenditures	0	30,345	45,018	14,673
Fund Balance, Beginning of Period	0	0	124,283	124,283
Total Fund Balance, End of Period	0	30,345	169,301	138,956

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,977	17,977
Special Assessments				
Tax Roll	383,425	383,425	387,658	4,233
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>405,635</u>	<u>22,210</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	261,244	2,181
Principal	120,000	120,000	120,000	0
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>381,244</u>	<u>2,181</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>381,244</u>	<u>2,181</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>24,391</u>	<u>24,391</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>443,723</u>	<u>443,723</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>468,114</u>	<u>468,114</u>

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

Statement of Revenues and Expenditures

As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>31</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>32</u>	<u>32</u>

See Notes to Unaudited Financial Statements

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2025</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 273,845
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	1,132
Total Debt Service Fund Investments		\$ 468,114
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 32
Total Capital Projects Fund Investments		\$ 32

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/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
674, 2946						
	674 General Fund	07/29/2025	Straley Robin Vericker	26897	Legal Services 06/25	418.50
	674 General Fund	07/11/2025	The Observer Group, Inc.	25-01953H	Legal Advertising 07/25	78.75
Sum for 674, 2946						497.25
Sum for 674						497.25
Sum Total						497.25

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

wynnmerееastcdd.com
rizzetta.com

Wynnmere Community Development District
Balance Sheet
As of 08/31/2025
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	132,379	0	0	132,379	0	0
Investments	0	469,670	32	469,702	0	0
Prepaid Expenses	1,913	0	0	1,913	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	17,719	0	0	17,719	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	469,670
Amount To Be Provided Debt Service	0	0	0	0	0	4,310,330
Total Assets	154,836	469,670	32	624,538	1,811,389	4,780,000
Liabilities						
Accrued Expenses	3,820	0	0	3,820	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	3,820	0	0	3,820	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	124,284	443,723	31	568,038	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	26,732	25,947	1	52,680	0	0
Total Fund Equity & Other Credits	151,016	469,670	32	620,718	1,811,389	0
Total Liabilities & Fund Equity	154,836	469,670	32	624,538	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,016	2,016
Special Assessments				
Tax Roll	225,693	225,693	228,186	2,493
Total Revenues	225,693	225,693	230,202	4,509
Expenditures				
Legislative				
Supervisor Fees	4,800	4,400	2,200	2,200
Total Legislative	4,800	4,400	2,200	2,200
Financial & Administrative				
Arbitrage Rebate Calculation	500	500	1,000	(500)
Assessment Roll	3,000	3,000	3,000	0
Auditing Services	4,800	4,800	4,500	300
Disclosure Report	1,000	917	1,000	(83)
District Engineer	5,000	4,583	0	4,583
District Management	37,000	33,917	37,000	(3,083)
Dues, Licenses & Fees	500	470	175	295
Legal Advertising	2,500	2,292	1,013	1,279
Miscellaneous Fees	1,500	1,375	0	1,375
Miscellaneous Mailings	1,500	1,375	538	837
Public Officials Liability Insurance	3,527	3,527	3,430	97
Trustees Fees	4,000	4,000	3,825	175
Website Hosting, Maintenance, Backup & E	2,800	2,566	3,010	(444)
Total Financial & Administrative	67,627	63,322	58,491	4,831
Legal Counsel				
District Counsel	15,000	13,750	6,405	7,345
Total Legal Counsel	15,000	13,750	6,405	7,345
Electric Utility Services				
Utility Services	40,000	36,667	33,833	2,834
Total Electric Utility Services	40,000	36,667	33,833	2,834
Stormwater Control				
Aquatic Maintenance	4,116	3,773	8,373	(4,600)
Total Stormwater Control	4,116	3,773	8,373	(4,600)
Other Physical Environment				
General Liability Insurance	4,350	4,350	4,194	156
Irrigation Maintenance	5,000	4,583	0	4,584
Landscape Maintenance	58,000	53,167	51,109	2,057
Landscape Replacement Plants, Shrubs, Tr	3,500	3,208	0	3,209
Property Insurance	3,300	3,300	2,999	301
Total Other Physical Environment	74,150	68,608	58,302	10,307
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	5,000	5,000	18,340	(13,340)
Miscellaneous Contingency	15,000	15,000	17,526	(2,526)
Total Contingency	20,000	20,000	35,866	(15,866)
Total Expenditures	225,693	210,520	203,470	7,051
Total Excess of Revenues Over(Under) Expenditures	0	15,173	26,732	11,560
Fund Balance, Beginning of Period	0	0	124,284	124,283
Total Fund Balance, End of Period	0	15,173	151,016	135,843

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,533	19,533
Special Assessments				
Tax Roll	383,425	383,425	387,658	4,233
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>407,191</u>	<u>23,766</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	261,244	2,181
Principal	120,000	120,000	120,000	0
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>381,244</u>	<u>2,181</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>381,244</u>	<u>2,181</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>25,947</u>	<u>25,947</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>443,723</u>	<u>443,723</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>469,670</u>	<u>469,670</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>31</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>32</u>	<u>32</u>

See Notes to Unaudited Financial Statements

Wynnmere East CDD
Investment Summary
August 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2025</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 275,397
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	1,135
Total Debt Service Fund Investments		\$ 469,670
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 32
Total Capital Projects Fund Investments		\$ 32

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

wynnmereeastcdd.com
rizzetta.com

Wynnmere East Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	114,006	0	0	114,006	0	0
Investments	0	471,231	32	471,263	0	0
Prepaid Expenses	12,548	0	0	12,548	0	0
Refundable Deposits	2,825	0	0	2,825	0	0
Due From Other	14,453	0	0	14,453	0	0
Fixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	471,231
Amount To Be Provided Debt Service	0	0	0	0	0	4,308,769
Total Assets	143,832	471,231	32	615,095	1,811,389	4,780,000
Liabilities						
Accounts Payable	1,250	0	0	1,250	0	0
Accrued Expenses	3,820	0	0	3,820	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,780,000
Total Liabilities	5,070	0	0	5,070	0	4,780,000
Fund Equity & Other Credits						
Beginning Fund Balance	124,284	443,723	31	568,038	0	0
Investment In General Fixed Assets	0	0	0	0	1,811,389	0
Net Change in Fund Balance	14,477	27,508	1	41,986	0	0
Total Fund Equity & Other Credits	138,761	471,231	32	610,024	1,811,389	0
Total Liabilities & Fund Equity	143,832	471,231	32	615,095	1,811,389	4,780,000

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,172	2,172
Special Assessments				
Tax Roll	225,693	225,693	228,186	2,493
Total Revenues	225,693	225,693	230,358	4,665
Expenditures				
Legislative				
Supervisor Fees	4,800	4,800	2,200	2,600
Total Legislative	4,800	4,800	2,200	2,600
Financial & Administrative				
Arbitrage Rebate Calculation	500	500	1,000	(500)
Assessment Roll	3,000	3,000	3,000	0
Auditing Services	4,800	4,800	4,500	300
Disclosure Report	1,000	1,000	1,083	(83)
District Engineer	5,000	5,000	0	5,000
District Management	37,000	37,000	40,084	(3,084)
Dues, Licenses & Fees	500	500	175	325
Legal Advertising	2,500	2,500	1,074	1,426
Miscellaneous Fees	1,500	1,500	0	1,500
Miscellaneous Mailings	1,500	1,500	538	962
Public Officials Liability Insurance	3,527	3,527	3,430	97
Trustees Fees	4,000	4,000	3,825	175
Website Hosting, Maintenance, Backup & E	2,800	2,800	3,520	(720)
Total Financial & Administrative	67,627	67,627	62,229	5,398
Legal Counsel				
District Counsel	15,000	15,000	7,294	7,706
Total Legal Counsel	15,000	15,000	7,294	7,706
Electric Utility Services				
Utility Services	40,000	40,000	36,940	3,060
Total Electric Utility Services	40,000	40,000	36,940	3,060
Stormwater Control				
Aquatic Maintenance	4,116	4,116	8,716	(4,600)
Total Stormwater Control	4,116	4,116	8,716	(4,600)
Other Physical Environment				
General Liability Insurance	4,350	4,350	4,194	156
Irrigation Maintenance	5,000	5,000	0	5,000
Landscape Maintenance	58,000	58,000	55,442	2,558
Landscape Replacement Plants, Shrubs, Tr	3,500	3,500	0	3,500
Property Insurance	3,300	3,300	2,999	301
Total Other Physical Environment	74,150	74,150	62,635	11,515
Contingency				

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Hurricane Related Expenses	5,000	5,000	18,340	(13,340)
Miscellaneous Contingency	15,000	15,000	17,526	(2,526)
Total Contingency	20,000	20,000	35,866	(15,866)
Total Expenditures	225,693	225,693	215,880	9,813
Total Excess of Revenues Over(Under) Expenditures	0	0	14,478	14,478
Fund Balance, Beginning of Period	0	0	124,283	124,283
Total Fund Balance, End of Period	0	0	138,761	138,761

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,093	21,093
Special Assessments				
Tax Roll	383,425	383,425	387,658	4,234
Total Revenues	<u>383,425</u>	<u>383,425</u>	<u>408,751</u>	<u>25,327</u>
Expenditures				
Debt Service				
Interest	263,425	263,425	261,244	2,180
Principal	120,000	120,000	120,000	0
Total Debt Service	<u>383,425</u>	<u>383,425</u>	<u>381,244</u>	<u>2,180</u>
Total Expenditures	<u>383,425</u>	<u>383,425</u>	<u>381,244</u>	<u>2,180</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>27,507</u>	<u>27,507</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>443,724</u>	<u>443,724</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>471,231</u>	<u>471,231</u>

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

Statement of Revenues and Expenditures

As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>31</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>32</u>	<u>32</u>

See Notes to Unaudited Financial Statements

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2025</u>
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 276,954
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	1,139
Total Debt Service Fund Investments		\$ 471,231
US Bank Series 2016 Construction	First American Funds Inc SHS Institutional Govt Fund 3763	\$ 32
Total Capital Projects Fund Investments		\$ 32

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Wynnmere East Community Development District
Summary A/P Ledger
From 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
674, 2946						
	674 General Fund	09/26/2025	Straley Robin Vericker	27204	Legal Services 08/25	889.00
	674 General Fund	09/19/2025	The Observer Group, Inc.	25-024843H	Legal Advertising 09/25	61.25
	674 General Fund	09/30/2025	VGlobal Tech	7722	Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	300.00
Sum for 674, 2946						1,250.25
Sum for 674						1,250.25
Sum Total						1,250.25

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.