



Rizzetta & Company

Wynnmere East Community Development District

Board of Supervisors' Meeting March 5, 2026

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

Wynnmereeastcdd.com

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

www.wynnmereeastcdd.com

District Board of Supervisors	Fluffy Cazalas	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

February 26, 2026

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, March 5, 2026, at 6:00 p.m.**, at the offices of Rizzetta and Company, 2700 S. Falkenburg Rd. Suite 2745, Riverview FL 33578.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
4. **BUSINESS ITEMS**
 - A. Consideration of Resumes to Fill Vacant Board Seats.....Tab 1
 - B. Consideration of Resolution 2026-01, Re-Designating Officers.....Tab 2
 - C. Discussion of Landscape Vendor
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting of October 23, 2025.....Tab 3
 - B. Ratification of Operation & Maintenance Expenditures for November and December 2025 and January 2026.....Tab 4
 - C. Consideration of Financial Statements for October, November and December 2025 and January 2026.....Tab 5
5. **SUPERVISOR REQUESTS**
6. **ADJOURNMENT**

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

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1

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

From: MONA LEWIS <magddiva77@aol.com>

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

To: Stephanie DeLuna <SDeLuna@rizzetta.com>

Subject: [EXTERNAL]Re election

NOTICE: This email originated from outside of the organization.

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

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

Mona Lewis

Fonda Norton

Ruskin, FL

fonda_barrett@yahoo.com

+1 813 516 2376

Professional Summary

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

Work Experience

Licensed Community Association Manager

Unique Property Services-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

Tab 2

RESOLUTION 2026-01

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

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

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

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ Rachel Welborn _____ is appointed Assistant Secretary.

_____ Stephanie DeLuna _____ is appointed Assistant Secretary.

_____ Matthew Huber _____ is appointed Assistant Secretary.

_____ Susan Garcia _____ is appointed Assistant Treasurer

_____ Scott Brizendine _____ is appointed Treasurer

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

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

PASSED AND ADOPTED THIS 23RD DAY OF OCTOBER 2025.

**WYNNMERE EAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 3

MINUTES OF MEETING

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

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

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

Also present were:

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

Audience

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson had no updates.

B. District Engineer

Not present.

C. District Manager

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

1. Consideration of 2024-2025 Goals and Objectives Report

Ms. DeLuna reviewed the report.

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the 2024-2025 Goals and Objectives report, for the Wynnmere East Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resignation of Board Member Mr. Collado

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors accepted the resignation of Peter Colado as Board Supervisor serving in seat 2 with a term that expires in November 2028, for the Wynnmere East Community Development District.

B. Consideration of Resumes to Fill Vacant Board Seats

This matter was tabled until March.

C. Consideration of Resolution 2026-01, Redesignating Officers of the District

This matter was tabled until March.

D. Consideration of Resolution 2026-02, Changing Location of BOS Meetings

Ms. DeLuna presented the resolution, noting that the request was made to change the location of the meetings to the offices Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview FL

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors adopted Resolution 2026-02, changing the location of schedule meetings, as discussed, for the Wynnmere East Community Development District.

E. Ratification of Second Addendum to Contract for Professional District Services

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors ratified approval of the second addendum to the Rizzetta contract for professional District Services, as discussed, for the Wynnmere East Community Development District.

F. Consideration of Grau Engagement Letter

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

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

G. Consideration of Sitex Aquatics Quarterly Ditch Management Agreement.

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

H. Discussion of Landscape Contract

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

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

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Meeting Minutes of August 7, 2025

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

B. Ratification of Operation & Maintenance Expenditures for July, August, and September 2025

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

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

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

SIXTH ORDER OF BUSINESS

Supervisor Requests

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

SEVENTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary

Chair / Vice Chair

Tab 4

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

Wynnmereeastcdd.com

Operation and Maintenance Expenditures

November 2025

Presented For Board Approval

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

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through Nov 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Caliber Residential and Commercial Services	300066	353	Landscape Community Lawn Services 11/25	\$ 4,333.00
NEWAGETUTORS LLC	300067	7882	ADA Website Maintenance 11/25	\$ 110.00
Straley Robin Vericker	300070	27054	Legal Services 07/25	\$ 366.00
Straley Robin Vericker	300068	27366	Legal Services 09/25	\$ 187.50
TECO	20251126-1	211005933836 10/25 ACH	1725 11th Ave NE 10/25	\$ 23.30
TECO	20251126-2	211005934289 10/25 ACH	WYNMERE EAST PH1 10/25	\$ 1,220.72
TECO	20251126-3	221001988080 10/25 ACH	11TH AVE NE / 18th ST NE 10/25	\$ 1,866.04
The Observer Group, Inc.	300069	25-03071H	Legal Advertising 10/25	<u>\$ 61.25</u>
Total				<u><u>\$ 8,167.81</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 # 353
Invoice Date 11/03/2025

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



Terms & Conditions

Payments are due on the 15th of each month

VGlobalTech

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



INVOICE

BILL TO

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

INVOICE # 7882**DATE 11/01/2025****DUE DATE 11/01/2025****TERMS Due on receipt**

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**

Pay invoice

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 27, 2025

Client: 001505

Matter: 000001

Invoice #: 27054

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

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

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

Page: 2

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

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 22, 2025

Client: 001505

Matter: 000001

Invoice #: 27366

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

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

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

Page: 2

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

Please Include Invoice Number on all Correspondence

Outstanding Invoices

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

AGED ACCOUNTS RECEIVABLE

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



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

Statement Date: November 04, 2025

Amount Due: \$23.30

Due Date: November 25, 2025

Account #: 211005933836

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

Account Summary

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

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

Current Month's Charges	\$23.30
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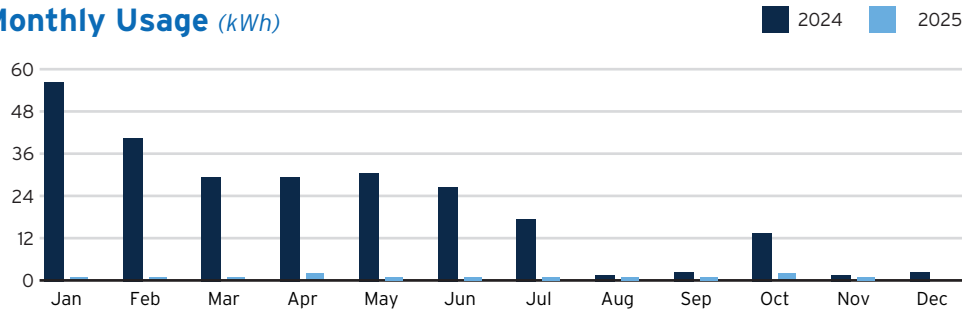
Amount Due by November 25, 2025 \$23.30

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



Scan here to view
your account online.

Monthly Usage (kWh)



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



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

Account #: 211005933836

Due Date: November 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$23.30

Payment Amount: \$ _____

636569680777

Your account will be
drafted on November 25, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

Meter Read

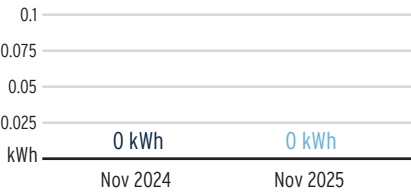
Service Period: Sep 27, 2025 - Oct 29, 2025 **Rate Schedule:** General Service - Non Demand

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

Charge Details

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

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges **\$23.30**

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

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: November 04, 2025

Amount Due: \$1,220.72

Due Date: November 25, 2025

Account #: 211005934289

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

Account Summary

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

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

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

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

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



Scan here to view
your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

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

Get details at TampaElectric.com/YourWay.

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



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

Account #: 211005934289

Due Date: November 25, 2025



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: \$ _____

636569680778

Your account will be
drafted on November 25, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	416 kWh @ \$0.03412/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03363/kWh	\$13.99
Storm Protection Charge	416 kWh @ \$0.00559/kWh	\$2.33
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.92
State Tax		\$85.49

Lighting Charges

\$1,220.72

Total Current Month's Charges

\$1,220.72

Important Messages

Quarterly Fuel Source Update

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

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

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Phone

Toll Free:
866-689-6469

All Other

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

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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: November 04, 2025

Amount Due: **\$1,866.04**

Due Date: November 25, 2025

Account #: 221001988080

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

Account Summary

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

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

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

Amount Due by November 25, 2025	\$1,866.04
--	-------------------

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



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Account #: 221001988080

Due Date: November 25, 2025



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

Amount Due: **\$1,866.04**

Payment Amount: \$ _____

653853539447

Your account will be
drafted on November 25, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Total Current Month's Charges **\$1,866.04**

Important Messages

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

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03071H

Date 10/10/2025

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

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

Description

Amount

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

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$61.25

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF SPECIAL BOS MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

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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

December 2025

Presented For Board Approval

The total items being presented: **\$ 16,028.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through Dec 31, 2025

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

CALIBER RESIDENTIAL AND COMMERCIAL SERVICES LLC

INVOICE

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

RECEIVED
07/17/25

Bill To

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

Invoice # 342
Invoice Date 07/16/2025

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

**Terms & Conditions**

Payments are due on the 30th of each month

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

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

Bill To

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

Invoice # 358
Invoice Date 12/01/2025

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



Terms & Conditions

Payments are due on the 15th of each month

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East CDD

P.O. Box 32414

Charlotte, NC 28232

November 20, 2025

Client: 001505

Matter: 000001

Invoice #: 27536

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

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

Please Include Invoice Number on all Correspondence

Outstanding Invoices

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

AGED ACCOUNTS RECEIVABLE

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



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

Statement Date: December 04, 2025

Amount Due: \$19.79

Due Date: December 26, 2025

Account #: 211005933836

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

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	\$23.30
Payment(s) Received Since Last Statement	-\$23.30

Current Month's Charges	\$19.79
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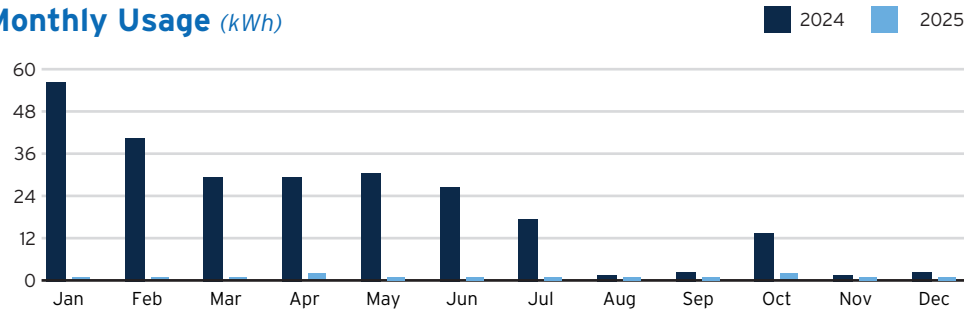
Amount Due by December 26, 2025 \$19.79

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



Scan here to view
your account online.

Monthly Usage (kWh)



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



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

Account #: 211005933836

Due Date: December 26, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.79

Payment Amount: \$ _____

640273412525

Your account will be
drafted on December 26, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211005933836

Statement Date: December 04, 2025

Charges Due: December 26, 2025

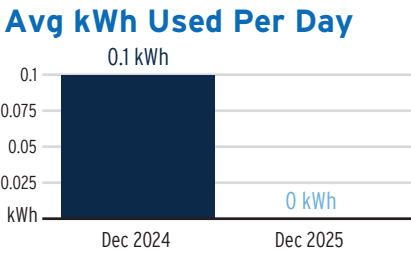
Meter Read

Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service - Non Demand

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

Charge Details

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



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges

\$19.79

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

Statement Date: December 04, 2025

Amount Due: \$1,220.72

Due Date: December 26, 2025

Account #: 211005934289

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

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

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

Current Month's Charges	\$1,220.72
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Amount Due by December 26, 2025	\$1,220.72
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Amount Due: \$1,220.72

Payment Amount: \$ _____

640273412526

Your account will be
drafted on December 26, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Total Current Month's Charges **\$1,220.72**

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

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

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Ways To Pay Your Bill

Bank Draft
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

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TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: December 04, 2025

Amount Due: \$1,866.04

Due Date: December 26, 2025

Account #: 221001988080

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

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

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

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

Amount Due by December 26, 2025 \$1,866.04

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



Scan here to view
your account online.



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: December 26, 2025



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

Amount Due: \$1,866.04

Payment Amount: \$ _____

682248500101

Your account will be
drafted on December 26, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	720 kWh @ \$0.03412/kWh	\$24.57
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03363/kWh	\$24.21
Storm Protection Charge	720 kWh @ \$0.00559/kWh	\$4.02
Clean Energy Transition Mechanism	720 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.59
State Tax		\$130.75

Lighting Charges

\$1,866.04

Total Current Month's Charges

\$1,866.04

Important Messages

Struggling to keep up with your energy bill?

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



INVOICE

BILL TO

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

INVOICE # 7966

DATE 12/01/2025

DUE DATE 12/01/2025

TERMS Due on receipt

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 4 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

Pay invoice

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



INVOICE

BILL TO

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

INVOICE # 8012

DATE 12/01/2025

DUE DATE 12/01/2025

TERMS Due on receipt

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

Pay invoice

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

Wynnmereeastcdd.com

Operation and Maintenance Expenditures

January 2026

Presented For Board Approval

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

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through Jan 31, 2026

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

**CALIBER RESIDENTIAL
AND COMMERCIAL
SERVICES LLC**

INVOICE

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

Bill To

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

Invoice # 366
Invoice Date 01/05/2026

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



Terms & Conditions

Payments are due on the 15th of each month

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East CDD

P.O. Box 32414

Charlotte, NC 28232

December 23, 2025

Client: 001505

Matter: 000001

Invoice #: 27711

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

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

Please Include Invoice Number on all Correspondence

Outstanding Invoices

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

AGED ACCOUNTS RECEIVABLE

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



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

Statement Date: January 06, 2026

Amount Due: \$23.94

Due Date: January 27, 2026

Account #: 211005933836

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

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025

Previous Amount Due	\$19.79
Payment(s) Received Since Last Statement	-\$19.79
Miscellaneous Credits	-\$1.20
Credit balance after payments and credits	-\$1.20
Current Month's Charges	\$25.14

Amount Due by January 27, 2026

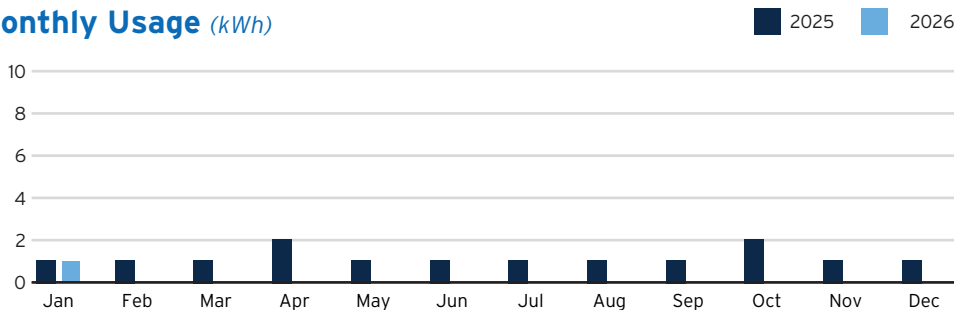
\$23.94

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



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



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

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

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

Account #: 211005933836

Due Date: January 27, 2026

Amount Due: \$23.94

Payment Amount: \$ _____

651384443485

Your account will be
drafted on January 27, 2026

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

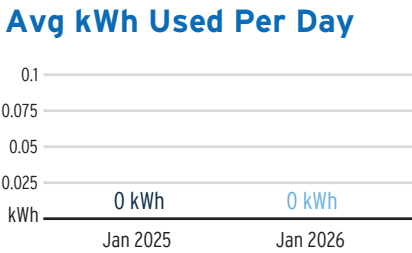
Meter Read

Service Period: Nov 27, 2025 - Dec 30, 2025 **Rate Schedule:** General Service - Non Demand

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

Charge Details

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



Important Messages

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

Total Current Month's Charges **\$25.14**

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

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Tampa, FL 33631-3318
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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

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Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: January 06, 2026

Amount Due: \$1,171.11

Due Date: January 27, 2026

Account #: 211005934289

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

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025

Previous Amount Due	\$1,220.72
Payment(s) Received Since Last Statement	-\$1,220.72
Miscellaneous Credits	-\$50.09
Credit balance after payments and credits	-\$50.09
Current Month's Charges	\$1,221.20

Amount Due by January 27, 2026 \$1,171.11

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



Scan here to view
your account online.

2026

New Year, New Ways to Simplify

Get quick text, email or automated
call alerts for outages, bills, payments,
appointments and more. Just log in and
choose the notifications you want.

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



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Account #: 211005934289

Due Date: January 27, 2026



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

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

Amount Due: \$1,171.11

Payment Amount: \$ _____

651384443486

Your account will be
drafted on January 27, 2026

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	416 kWh @ \$0.03411/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03452/kWh	\$14.36
Storm Protection Charge	416 kWh @ \$0.00574/kWh	\$2.39
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.93
State Tax		\$85.53

Lighting Charges **\$1,221.20**

Total Current Month's Charges

\$1,221.20



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$50.09

Total Current Month's Credits **-\$50.09**

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

Statement Date: January 06, 2026

Amount Due: \$1,785.38

Due Date: January 27, 2026

Account #: 221001988080

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

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025

Previous Amount Due	\$1,866.04
Payment(s) Received Since Last Statement	-\$1,866.04
Miscellaneous Credits	-\$81.49
Credit balance after payments and credits	-\$81.49
Current Month's Charges	\$1,866.87

Amount Due by January 27, 2026 \$1,785.38

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2025

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Due Date: January 27, 2026



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Amount Due: \$1,785.38

Payment Amount: \$ _____

656322687283

Your account will be
drafted on January 27, 2026

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

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Service For:
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RUSKIN, FL 33570

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	720 kWh @ \$0.03411/kWh	\$24.56
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03452/kWh	\$24.85
Storm Protection Charge	720 kWh @ \$0.00574/kWh	\$4.13
Clean Energy Transition Mechanism	720 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	720 kWh @ \$0.01230/kWh	\$8.86
Florida Gross Receipt Tax		\$1.61
State Tax		\$130.82
Lighting Charges		\$1,866.87

Total Current Month's Charges

\$1,866.87



Miscellaneous Credits

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

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VGlobalTech

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



INVOICE

BILL TO

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

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

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**[Pay invoice](#)

Tab 5



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

wynnmerееastcdd.com
rizzetta.com

Wynnmere East Community Development District

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

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

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

674 Capital Projects Fund S2016

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

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

Wynnmere East CDD
Investment Summary
October 31, 2025

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

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

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

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

See Notes to Unaudited Financial Statements

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

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

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

Balance Sheet

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

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

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



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

**wynnmereeastcdd.com
rizzetta.com**

Wynnmere East Community Development District

Balance Sheet

As of 11/30/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

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

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

674 Capital Projects Fund S2016

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

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

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

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

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

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

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

See Notes to Unaudited Financial Statements

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

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

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

Balance Sheet

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

Summary A/R Ledger – Payment Terms

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



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

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Wynnmere East Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

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

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

674 Capital Projects Fund S2016

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

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

Wynnmere East CDD
Investment Summary
December 31, 2025

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

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

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

See Notes to Unaudited Financial Statements

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

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

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

Balance Sheet

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

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

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



Rizzetta & Company

Wynnmere East Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

**wynnmereeastcdd.com
rizzetta.com**

Wynnmere East Community Development District

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

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

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 01/31/2026
(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

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

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

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

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

See Notes to Unaudited Financial Statements

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

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

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

Balance Sheet

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Summary A/R Ledger – Payment Terms

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