Rizzetta & Company

Wynnmere East
Community Development District

Board of Supervisors' Meeting
October 1, 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
	Mona Lewis	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Rachel Welborn	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 **September 24, 2026**
Wynnmere East Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wynnmere East Community Development District will be held on **Thursday, October 01, 2026, at 6:00 p.m**., at the Rizzetta & Company, located at 2700 S. Falkenburg Rd. Ste 2745, Riverview, Florida 33578. The following is the agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - i. Presentation of District Manager's Report ....Tab 1
4. **BUSINESS ITEMS**
   - **A.** NONE
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors Continued Public Hearing and Regular Meetings of August 20, 2026 ....Tab 2
   - **B.** Ratification of Operation & Maintenance Expenditures from June through August of 2026 ....Tab 3
   - **C.** Consideration of Financial Statements from July of 2026......................Tab 4
   - **D.** Ratification of Egis Insurance Proposal..Tab 5
6. **SUPERVISOR REQUESTS**
7. **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,
Rachel Welborn
District Manager

Tab 1

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 4, 2027 at 6:00 PM

District Manager's Report

October 1

2026

WYNNMERE EAST CDD

FINANCIAL SUMMARY		7/31/2026
General Fund Cash & Investment Balance:		$227,128
Debt Service Fund Investment Balance:		$488,452
Total Cash and Investment Balances:		**$715,580**
General Fund Expense Variance:	**$46,962**	**Under Budget**

Professionals in Community Management

Tab 2

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 Continued Public Hearing and regular meetings of the Board of Supervisors of the Wynnmere East Community Development District were held on **Thursday, August 20, 2026, at 6:00 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**
Mona Lewis	**Assistant Secretary**

Also present were:

Rachel Welborn	**District Manager, Rizzetta & Company**
Whitney Sousa	**District Counsel; Straley Robin Vericker** *(via conference call)*
Audience	**No Audience Present**

FIRST ORDER OF BUSINESS — **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS — **Audience Comments**

There being no audience comments, the next order of business followed.

THIRD ORDER OF BUSINESS — **Staff Reports**

A. District Counsel
Ms. Sousa updated the Board regarding Sovereign immunity cap.

B. District Engineer
Not Present and No Report.

C. District Manager
Ms. Welborn stated the next Board meeting is scheduled for Thursday, March 4, 2026, at 6:00 p.m. offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578.

FOURTH ORDER OF BUSINESS **Business Items**

A. Public Hearing on Fiscal Year 2026/2027 Final Budget & Levying O&M Assessments

On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors opened the Public Hearing for the Wynnmere East Community Development District.

There were no public comments.

On a Motion by Mr. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors closed the Public Hearing for the Wynnmere East Community Development District.

i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026/2027 Final Budget

On a Motion by Ms. Lewis, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors adopted Resolution 2026-05 Approving Fiscal Year 2026/2027 Final Budget for the Wynnmere East Community Development District.

ii. Consideration of Resolution 2026-06; Levying & Imposing Special Assessments

On a Motion by Mr. Cazalas, seconded by Ms. Lewis, with all in favor, the Board of Supervisors adopted Resolution 2026-06 Levying & Imposing Special Assessments for the Wynnmere East Community Development District.

B. Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027 Meeting Schedule

On a Motion by Mr. Cazalas, seconded by Ms. Lewis, with all in favor, the Board of Supervisors adopted Resolution 2026-07 Approving Fiscal Year 2026/2027 Meeting Schedule set for 6:00 P.M., for the Wynnmere East Community Development District.

Ms. Welborn requested a motion approving the insurance renewal and Rizzetta & Company addendum.

> On a Motion by Mr. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors approves accepting the renewal of Insurance for FY 2026-2027 for the Wynnmere East Community Development District.

> On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors approves accepting the Rizzetta & Company Contract Addendums for the Wynnmere East Community Development District.

C. Consideration of Trash Removal and Dog Station Service Proposal

The Board tabled proposal presented.

> On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors authorized Chair to select appropriate proposal not to exceed $4,200 for the Wynnmere East Community Development District.

D. Review of LLS Tax Solution 2026 Annual Arbitrage Rebate Report

> On a Motion by Ms. Cazalas, seconded by Ms. Lewis, with all in favor, the Board of Supervisors accepting LLS Tax Solution 2026 Annual Arbitrage Rebate Report, for the Wynnmere East Community Development District.

E. Consideration of LLS Tax Solution Arbitrage Services Engagement Letter for Fiscal Year 2027, 2028, and 2029

> On a Motion by Mr. Fitzgerald, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved the LLS Tax Solution Arbitrage Services Engagement Letter for Fiscal Year 2027, 2028, and 2029, for the Wynnmere East Community Development District.

F. Acceptance of Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form

> On a Motion by Mr. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepting Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form, for the Wynnmere East Community Development District.

> On a Motion by Mr. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors accepting Fiscal Year 2026-2027 District Goals and Objectives Performance Measures and Standards Annual Reporting Carry-over Form, for the Wynnmere East Community Development District.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Board of Supervisors Regular Meeting Minutes of April 29, 2026

> On a Motion by Mr. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved the April 29, 2026, regular meeting minutes, as presented, for the Wynnmere East Community Development District.

B. Ratification of Operation & Maintenance Expenditures for April and May of 2026

> On a Motion by Mr. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors ratified and accepted the Operation & Maintenance Expenditures for April 2026 ($11,701.46), and May 2026 ($12,597.89), for the Wynnmere East Community Development District.

C. Consideration of Financial Statements for April through June 2026

> On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the Financial Statements for April through June 2026, for the Wynnmere East Community Development District.

D. Acceptance of Financial Audit Report for Fiscal Year 2025

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

E. Ratification of Crosspoint Irrigation Controller Box Proposal

> On a Motion by Ms. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors ratified Crosspoint Irrigation Controller Box Proposal for the Wynnmere East Community Development District.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Elijah asked who is responsible for addressing the storm drain concerns and whether the County handles those issues.

Mr. Cazalas discussed plantings at the Phase 1 entrance.

SEVENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Elijah, seconded by Mr. Fitzgerald, with all in favor, the Board adjourned the meeting at 6:47p.m., for the Wynnmere East Community Development District.

______________________________ ______________________________
Assistant Secretary Chair / Vice Chair

Tab 3

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
June 2026
Presented For Board Approval

The total items being presented:	**$**	**31,569.58**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through Jun 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Caliber Residential and Commercial Services	300103	643	Landscape Maintenance 06/26	$ 4,333.00
Caliber Residential and Commercial Services	300112	688	Landscape Maintenance 06/26	$ 1,935.00
Crosspoint Landscape & Design, Inc.	300105	13677	Landscape Maintenance 06/26	$ 1,298.56
Crosspoint Landscape & Design, Inc.	300109	13695	Monthly Landscape Maintenance 06/26	$ 4,830.00
Crosspoint Landscape & Design, Inc.	300110	13706	Aquatic Maintenance 06/26	$ 6,000.00
LLS Tax Solutions, Inc.	300106	004130	Arbitrage services 05/26	$ 500.00
Rizzetta & Company, Inc.	300104	INV0000109984	Management Services 06/26	$ 3,359.16
Sitex Aquatics, LLC	300111	11158-b	Aquatic Maintenance 06/26	$ 353.29
Straley Robin Vericker	300107	28465	Legal Counsel 04/26	$ 1,939.86
TECO	20260626-1	211005933836-060426 ACH	1725 11th Ave NE 05/26	$ 22.20
TECO	20260626-2	211005934289-060426 ACH	Wynnmere East PH1 02/26	$ 1,221.20
TECO	20260626-3	221001988080-060426 ACH	11th Ave NE/18th St NE 05/26	$ 1,866.87
The Observer Group, Inc.	300108	26-01628H	Legal advertising 05/26	$ 85.31
U.S. Bank	300102	8160814	Trustee Fees 04/01/26-03/31/27	$ 3,825.13
Total				**$ 31,569.58**

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 # 643
Invoice Date 06/01/2026

DESCRIPTION	AMOUNT
Last Paycheck For cutting the grass. Monthly Lawn cutting	4,333.00
TOTAL	**$4,333.00 USD**

Terms & Conditions

Payments are due on the 15th of each month

CALIBER RESIDENTIAL AND COMMERCIAL SERVICES LLC

INVOICE

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

Bill To

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

Invoice # 688
Invoice Date 06/10/2026

DESCRIPTION	AMOUNT
Location alone the street. 2 fence panels broken. The post is broken at the bottom thats why the panels keeps coming out. The other fence panel someone kicked out and took the pickets only 6 are gone.	350.00
Location alone the street. Mold on 4 sections of the fence. Algae and Mold	180.00
Location alone the street. Top rail not connecting to post	75.00
Fence 1768 behind house top rail support cracked and pickets dirty.	280.00
Fence location behind 1764 broadwing hawk drive....3 panels, 6 cross support, 2 post labor and materials included	1,050.00
TOTAL	**$1,935.00 USD**

Terms & Conditions

Payments are due on the 15th of each month

INVOICE

Please make all checks payable to:

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date:	6/3/2026
Invoice #:	13677
Terms:	Due on receipt
Project:	Irrigation

Bill To:

Wynnmere East Community
Development District
3434 Colwell Avenue
Suite 200
Taampa, FL 33614

Job Site Address:

Wynnmere East CDD
NE 11th Avenue & NE18th Street
Ruskin, FL 33570

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
SCOPE: ** APPROVED PROPOSAL #5072 **		
Control Box Installation ~ Wynnmere East CDD - install Grundfos single-phase well pump control box		
5 HP Grundfos Deluxe Control Box 230v 1PH	1,298.56	1,298.56

Thank You!
We APPRECIATE your business!
"Give THANKS always" Thessalonians 5:18

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$1,298.56
Payments/Credits	$0.00
Balance Due	**$1,298.56**

INVOICE

Please make all checks payable to:

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date:	6/11/2026
Invoice #:	13695
Terms:	Due on receipt
Project:	Monthly Maintenance

Bill To:

Wynnmere East Community
Development District
3434 Colwell Avenue
Suite 200
Taampa, FL 33614

Job Site Address:

Wynnmere East CDD
NE 11th Avenue & NE18th Street
Ruskin, FL 33570

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
MONTHLY LANDSCAPE MAINTENANCE ~ WYNNMERE EAST CDD		
Mow, edge, line trim, prune shrubs, detailed gardening and blow clean. Hand pull weeds and spray herbicide for weed prevention. Monthly irrigation water management / irrigation inspections. Turf, tree and shrub fertilization and pest control. Remove all debris for disposal.		
Monthly Maintenance Services - June 2026	4,830.00	4,830.00

Thank You!
"With God ALL things are possible."
Matthew 19:26

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$4,830.00
Payments/Credits	$0.00
Balance Due	**$4,830.00**

INVOICE

Please make all checks payable to:

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date:	6/16/2026
Invoice #:	13706
Terms:	Due on receipt
Project:	Landscape

Bill To:

Wynnmere East Community
Development District
3434 Colwell Avenue
Suite 200
Taampa, FL 33614

Job Site Address:

Wynnmere East CDD
NE 11th Avenue & NE18th Street
Ruskin, FL 33570

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
SCOPE:		
Pond Clean-Up Project ~ Wynnmere East CDD - 5/20/2026 - 5/22/2026		
Pond Clean-Up Project:	6,000.00	6,000.00
- clean-up heavy brush in pond areas utilizing brush blades, weed eaters, & machetes - project was labor intensive and took multiple days and multiple crews to complete both pond areas and to restore them to their intended condition - remove and properly dispose of all debris generated during the project		

Thank You!
We APPRECIATE your business!
"Give THANKS always" Thessalonians 5:18

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$6,000.00
Payments/Credits	$0.00
Balance Due	**$6,000.00**

LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com

INVOICE

BILL TO
Wynnmere East
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 004130
DATE 05/14/2026
DUE DATE 06/13/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the $6,140,000 Wynnmere East Community Development District Special Assessment Bonds, Series 2016 - Rebate Requirement Calculation for the period ended March 29, 2026.	500.00

BALANCE DUE **$500.00**

Thank You For Your Business

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

Invoice

Date	Invoice #
6/2/2026	INV0000109984

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

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

Subtotal	$3,359.16
Total	$3,359.16

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

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

Invoice details
Invoice no.: 11158 b
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 2 Waterways	1	$343.00	$343.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$10.29	$10.29

Total **$353.29**

Ways to pay

BANK

View and pay

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

May 15, 2026
Client: 001505
Matter: 000001
Invoice #: 28465

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/6/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.7	$122.50
4/15/2026	WAS	REVIEW DISTRICT FINANCIAL STATEMENTS.	0.3	$91.50
4/16/2026	WAS	REVIEW TENTATIVE AGENDA FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH C. GARGARO REGARDING RESOLUTION NUMBERING.	0.3	$91.50
4/21/2026	WAS	TELEPHONE CALL WITH BOARD MEMBER REGARDING LANDSCAPE VENDOR AND COMMUNICATION ISSUES; COMMUNICATIONS WITH S. DELUNA REGARDING AGENDA ITEMS.	0.4	$122.00
4/22/2026	WAS	REVIEW AGENDA FOR BOARD OF SUPERVISORS MEETING AND COMMUNICATIONS WITH C. GARGARO AND S. DELUNA REGARDING ADDITION OF DISCUSSION ITEM.	0.4	$122.00
4/24/2026	CAW	REVIEW RESOLUTION APPROVING 2026/2027 BUDGET AND SETTING A PUBLIC HEARING.	0.2	$61.00
4/24/2026	AM	EMAILS AND PHONE CONVERSATION WITH C. GARGARO RE BUDGET DATES; DISCUSS WITH C. WEBSTER RE SAME; FINALIZE RESOLUTION APPROVING BUDGET AND SETTING PUBLIC HEARING; CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.4	$70.00
4/28/2026	WAS	REVIEW UPDATES TO AGENDA PACKAGE; TELEPHONE CALL WITH S. DELUNA REGARDING UPCOMING ELECTION AND POTENTIAL APPOINTMENT TO VACANT SEATS.	0.5	$152.50

SERVICES

Date	Person	Description of Services	Hours	Amount
4/29/2026	WAS	TELEPHONE CALL AND EMAILS WITH S. DELUNA REGARDING PROCESS FOR APPOINTING VACANT BOARD SEATS AND PROPOSALS FOR LANDSCAPE VENDORS; REVIEW COMMUNICATIONS REGARDING NEW DISTRICT MANAGER; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA TEAMS.	2.6	$793.00
4/30/2026	WAS	REVIEW PROPOSAL FROM CROSSPOINT AND COMMUNICATIONS WITH S. DELUNA WITH QUESTIONS REGARDING GAP IN SCOPE FROM PRIOR CONTRACT AND REQUESTING UPDATED MAINTENANCE MAP; DRAFT TERMINATION LETTER TO CALIBER FOR LANDSCAPE MAINTENANCE SERVICES.	1.0	$305.00
		Total Professional Services	6.8	$1,931.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/30/2026	Postage	$8.86
	Total Disbursements	$8.86

Total Services	$1,931.00	
Total Disbursements	$8.86	
Total Current Charges		$1,939.86
Previous Balance		$1,517.00
Less Payments		*($545.00)*
PAY THIS AMOUNT		**$2,911.86**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due:	**$22.20**

Due Date: June 25, 2026
Account #: 211005933836

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

JUN 10 2026

00004014-0008532-Page 5 of 12

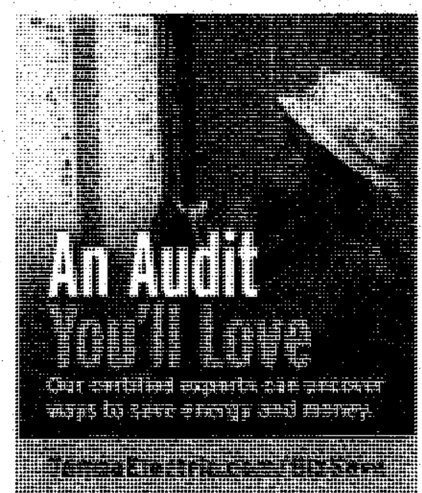
Account Summary

Current Service Period: April 30, 2026 - May 29, 2026

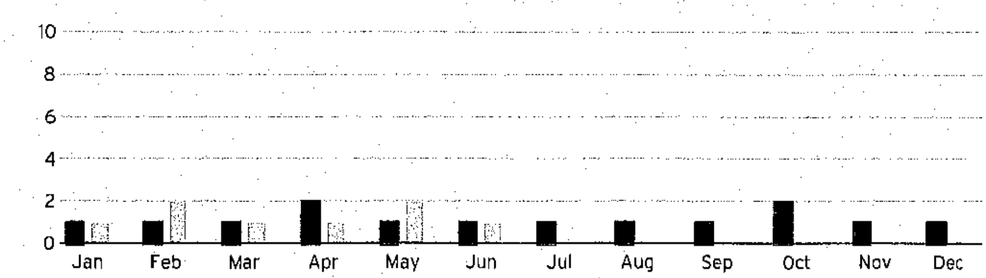
Previous Amount Due	$22.37
Payment(s) Received Since Last Statement	-$22.37
Current Month's Charges	**$22.20**
Amount Due by June 25, 2026	**$22.20**

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

Scan here to view your account online.



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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211005933836
Due Date: June 25, 2026

Amount Due:	**$22.20**
Payment Amount: $ ________	

653853653002

Your account will be drafted on June 25, 2026

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

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Meter Read

Service Period: Apr 30, 2026 - May 29, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	05/29/2026	2,140		2,139		1 kWh	1	30 Days

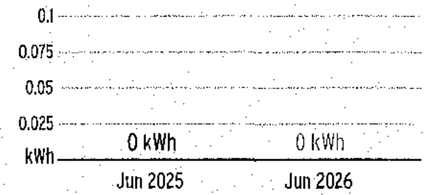
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.51
Electric Service Cost		**$20.47**
State Tax		$1.73
Total Electric Cost, Local Fees and Taxes		**$22.20**

Total Current Month's Charges $22.20

Avg kWh Used Per Day



00004014-0008532-Page 6 of 12

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due: $1,221.20

Due Date: June 25, 2026
Account #: 211005934289

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

JUN 10 2026

Account Summary

Current Service Period: April 30, 2026 - May 29, 2026	
Previous Amount Due	$1,221.20
Payment(s) Received Since Last Statement	-$1,221.20
Current Month's Charges	**$1,221.20**
Amount Due by June 25, 2026	**$1,221.20**

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

Scan here to view your account online.

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211005934289
Due Date: June 25, 2026

Amount Due: $1,221.20

Payment Amount: $ ________

653853653003

Your account will be drafted on June 25, 2026

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

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

[redacted]

Service Period: Apr 30, 2026 - May 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*416 kWh @ $0.03411/kWh*	$14.19
Fixture & Maintenance Charge	*26 Fixtures*	$243.88
Lighting Pole / Wire	*26 Poles*	$854.62
Lighting Fuel Charge	*416 kWh @ $0.03452/kWh*	$14.36
Storm Protection Charge	*416 kWh @ $0.00574/kWh*	$2.39
Clean Energy Transition Mechanism	*416 kWh @ $0.00043/kWh*	$0.18
Storm Surcharge	*416 kWh @ $0.01230/kWh*	$5.12
Florida Gross Receipt Tax		$0.93
State Tax		$85.53
Lighting Charges		**$1,221.20**

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

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due:	**$1,866.87**

Due Date: June 25, 2026
Account #: 221001988080

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

JUN 10 2026

Account Summary

Current Service Period: April 30, 2026 - May 29, 2026

Previous Amount Due	$1,866.87
Payment(s) Received Since Last Statement	-$1,866.87
Current Month's Charges	**$1,866.87**
Amount Due by June 25, 2026	**$1,866.87**

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

Scan here to view your account online.

00004014-0008530-Page 1 of 12

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221001988080
Due Date: June 25, 2026

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

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

Amount Due:	**$1,866.87**
Payment Amount: $ ________	

645211736557

Your account will be drafted on June 25, 2026

00004014 FTECO106042823082210 00000 03 00000000 17898 006

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

[redacted]

Service Period: Apr 30, 2026 - May 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

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

Total Current Month's Charges $1,866.87

00004014-0008530-Page 2 of 12

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01628H **Date 05/15/2026**

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 # 26-01628H **Notice of Qualifying Period for Candidates for the Board of Supervisors** **RE:** Wynnmere East CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 **Published:** 5/15/2026	$85.31

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$85.31**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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.

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

INVOICE
Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Wynnmere East Community Development District (the **"District"**) will commence at **noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026.** Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

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

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

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

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

SouthShore Regional Service Center
410 30th Street SE
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **seats 1, 3, and 4.** Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at https://www.votehillsborough.gov.

May 15, 2026 26-01628H

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.

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8160814
Account Number:	263773000
Invoice Date:	04/24/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wynnmere East CDD c/o Rizzetta
3434 Colwell Ave Ste 200
Suite 270
Tampa, FL 33614
United States
.

WYNNMERE EAST CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$3,825.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

.

WYNNMERE EAST CDD 2016

Invoice Number:	8160814
Account Number:	263773000
Current Due:	$3,825.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8160814
Invoice Date:	04/24/2026
Account Number:	263773000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

WYNNMERE EAST CDD 2016

Accounts Included In This Relationship: 263773000 263773001 263773003 263773004 263773005 263773006 263773007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,550.00	100.00%	$3,550.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				**$3,550.00**
Incidental Expenses 04/01/2026 to 03/31/2027	3,550.00	0.0775		$275.13
Subtotal Incidental Expenses				**$275.13**
TOTAL AMOUNT DUE				**$3,825.13**

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
July 2026
Presented For Board Approval

The total items being presented:	**$**	**15,168.88**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through Jul 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Crosspoint Landscape & Design, Inc.	300114	13823	Landscape Maintenance 07/26	$ 4,830.00
Crosspoint Landscape & Design, Inc.	300116	13871	Landscape Maintenance 07/26	$ 1,100.00
Rizzetta & Company, Inc.	300113	INV0000110658	Management Services 07/26	$ 3,359.16
Rizzetta & Company, Inc.	300121	INV0000111272	Mass Mailings 07/26	$ 566.98
Sitex Aquatics, LLC	300117	11270-b	Aquatic Maintenance 07/26	$ 353.29
Straley Robin Vericker	300115	28575	Legal Counsel 05/26	$ 1,029.50
Straley Robin Vericker	300119	28792	Legal Counsel 06/26	$ 493.00
TECO	72826	211005933836-070626 ACH	1725 11th Ave NE 06/26	$ 22.94
TECO	72826	211005934289-070626 ACH	Wynnmere East PH1 06/26	$ 1,221.20
TECO	72826	221001988080-070626 ACH	11th Ave NE/18th St NE 06/26	$ 1,866.87
The Observer Group, Inc.	300118	26-02444H	Legal Advertising 07/26	$ 247.19
The Observer Group, Inc.	300120	26-02466H	Legal Advertising 07/26	$ 78.75
Total				**$ 15,168.88**

INVOICE

Please make all checks payable to:

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date:	7/1/2026
Invoice #:	13823
Terms:	Due on receipt
Project:	Monthly Maintenance

Bill To:

Wynnmere East Community
Development District
3434 Colwell Avenue
Suite 200
Taampa, FL 33614

Job Site Address:

Wynnmere East CDD
NE 11th Avenue & NE18th Street
Ruskin, FL 33570

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
MONTHLY LANDSCAPE MAINTENANCE ~ WYNNMERE EAST CDD Mow, edge, line trim, prune shrubs, detailed gardening and blow clean. Hand pull weeds and spray herbicide for weed prevention. Monthly irrigation water management / irrigation inspections. Turf, tree and shrub fertilization and pest control. Remove all debris for disposal.		
Monthly Maintenance Services - July 2026	4,830.00	4,830.00

Thank You!
We APPRECIATE your business!
"Give THANKS always" Thessalonians 5:18

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$4,830.00
Payments/Credits	$0.00
Balance Due	**$4,830.00**

INVOICE

Please make all checks payable to:

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date:	7/13/2026
Invoice #:	13871
Terms:	Due on receipt
Project:	Landscape

Bill To:

Wynnmere East Community
Development District
3434 Colwell Avenue
Suite 200
Taampa, FL 33614

Job Site Address:

Wynnmere East CDD
NE 11th Avenue & NE18th Street
Ruskin, FL 33570

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
SCOPE:		
Landscape Clean-Up Project ~ Wynnmere East CDD - 7/3/2026		
Landscape Clean-Up Project:	1,100.00	1,100.00
- clean-up landscape in area adjacent to 1516 Redmond Brook Lane		
- remove and properly dispose of all debris generated during project		

Thank You!
"With God ALL things are possible."
Matthew 19:26

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$1,100.00
Payments/Credits	$0.00
Balance Due	**$1,100.00**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110658

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

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

Subtotal	$3,359.16
Total	$3,359.16

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

Invoice

Date	Invoice #
7/23/2026	INV0000111272

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$566.98	$566.98

Subtotal	$566.98
Total	$566.98

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.: 11270-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 2 Waterways	1	$343.00	$343.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$10.29	$10.29

Total **$353.29**

Ways to pay

BANK

View and pay

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

June 15, 2026
Client: 001505
Matter: 000001
Invoice #: 28575

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/4/2026	WAS	COMMUNICATIONS WITH R. WELBORN REGARDING TERMINATION OF CALIBER; REVIEW COMMUNICATIONS FROM R. WELBORN REGARDING EXCLUSION OF IRRIGATION FROM LANDSCAPE AGREEMENT; DRAFT LANDSCAPE MAINTENANCE AGREEMENT WITH CROSSPOINT.	1.3	$396.50
5/5/2026	WAS	COMMUNICATIONS WITH R. WELBORN REGARDING LETTERS AND ADVERTISEMENTS FOR BUDGET HEARING.	0.2	$61.00
5/8/2026	WAS	REVIEW COMMUNICATIONS FROM R. WELBORN REGARDING IRRIGATION SERVICES PROVIDED BY CROSSPOINT; DRAFT IRRIGATION WET CHECK ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT.	0.5	$152.50
5/12/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	$297.50
5/19/2026	WAS	REVIEW DRAFT FINANCIAL STATEMENTS.	0.4	$122.00
		Total Professional Services	4.1	$1,029.50

Total Services	$1,029.50	
Total Disbursements	$0.00	
Total Current Charges		$1,029.50
Previous Balance		$2,911.86
Less Payments		*($972.00)*
PAY THIS AMOUNT		**$2,969.36**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
28465	May 15, 2026	$1,931.00	$8.86	$0.00	$0.00	$2,969.36
				Total Remaining Balance Due		**$2,969.36**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$1,029.50	$1,939.86	$0.00	$0.00

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

July 21, 2026
Client: 001505
Matter: 000001
Invoice #: 28792

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/8/2026	WAS	COMMUNICATIONS REGARDING PRELIMINARY BUDGET RESOLUTION.	0.2	$61.00
6/11/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	$157.50
6/16/2026	WAS	REVIEW PRELIMINARY BUDGET FOR FISCAL YEAR 2026/2027; REVIEW DRAFTS OF PUBLICATION ADS AND MAILED NOTICE LETTER FOR BUDGET INCREASE; COMMUNICATIONS WITH R. WELBORN REGARDING MEETING DATE ON DISTRICT WEBSITE.	0.9	$274.50
		Total Professional Services	2.0	$493.00

Total Services	$493.00	
Total Disbursements	$0.00	
Total Current Charges		$493.00
Previous Balance		$2,969.36
Less Payments		*($2,969.36)*
PAY THIS AMOUNT		**$493.00**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: July 06, 2026

Amount Due: $22.94

Due Date: July 27, 2026
Account #: 211005933836

Do Not PAY. Your account will be drafted on July 27, 2026

JUL - 9 20[illegible]

Account Summary

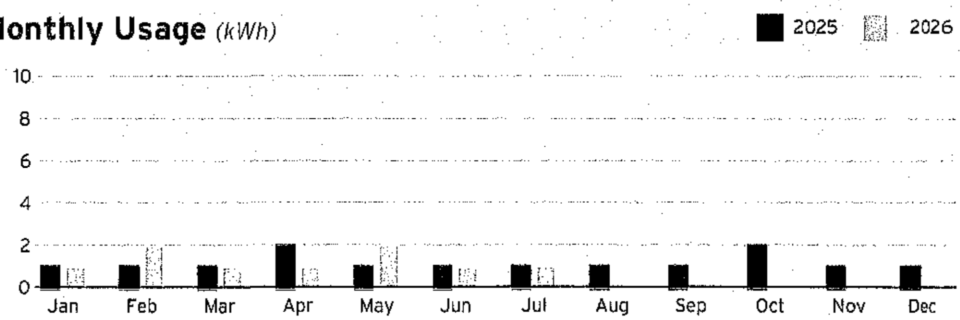
Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$22.20
Payment(s) Received Since Last Statement	-$22.20
Current Month's Charges	**$22.94**
Amount Due by July 27, 2026	**$22.94**

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

00004376-0009288-Page 1 of 12

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211005933836
Due Date: July 27, 2026

Amount Due: $22.94

Payment Amount: $________

657557347140

Your account will be drafted on July 27, 2026

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

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

00004376 FTECO107072600185810 00000 03 00000000 18250 006
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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Meter Read

Service Period: May 30, 2026 - Jun 29, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	06/29/2026	2,141		2,140		1 kWh	1	31 Days

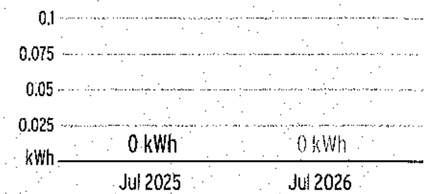
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
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		$0.53
Electric Service Cost		**$21.15**
State Tax		$1.79
Total Electric Cost, Local Fees and Taxes		**$22.94**

Total Current Month's Charges **$22.94**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/ BizSave**

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: July 06, 2026

Amount Due: $1,221.20

Due Date: July 27, 2026
Account #: 211005934289

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

JUL - 9 2026

Account Summary

Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$1,221.20
Payment(s) Received Since Last Statement	-$1,221.20
Current Month's Charges	**$1,221.20**
Amount Due by July 27, 2026	**$1,221.20**

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

Scan here to view your account online.

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211005934289
Due Date: July 27, 2026

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

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

Amount Due: $1,221.20

Payment Amount: $ ________

657557347141

Your account will be drafted on July 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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Service Period: May 30, 2026 - Jun 29, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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		**$1221.20**

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

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/ BizSave**

00004376-0009290-Page 6 of 12

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: July 06, 2026

Amount Due:	**$1,866.87**
Due Date:	July 27, 2026
Account #:	221001988080

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

JUL - 9 202

Account Summary

Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$1,866.87
Payment(s) Received Since Last Statement	-$1,866.87
Current Month's Charges	**$1,866.87**
Amount Due by July 27, 2026	**$1,866.87**

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

Scan here to view your account online.

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221001988080
Due Date: July 27, 2026

Amount Due:	**$1,866.87**
Payment Amount: $ ____________	

609409425154

Your account will be drafted on July 27, 2026

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

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Service Period: May 30, 2026 - Jun 29, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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		**$1866.87**

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

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/ BizSave**

00004376-0009292-Page 10 of 12

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02444H **Date 07/10/2026**

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 # 26-02444H **Notice of Public Hearing** **RE:** Wynnmere East CDD Board of Supervisors Meeting on 8/11/26 at 6:00 PM **Published:** 7/10/2026	$247.19

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$247.19**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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.

Serial Number
26-02444H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

JUL 13 2026

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Wynnmere East CDD Board of Supervisors Meeting on 8/11/26 at 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

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

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

Kelly Martin

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

10th, day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

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

1 of 2

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the **"Board"**) of the Wynnmere East Community Development District (the **"District"**) will hold a public hearing and a meeting on **Tuesday, August 11, 2026, at 6:00 p.m. at Rizzetta & Company located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the **"O&M Assessments"**).

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

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

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

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025-September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026-September 30, 2027)	Change in Annual Dollar Amount
Single Family	316	1.00	$829.78	$894.33	$64.55

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

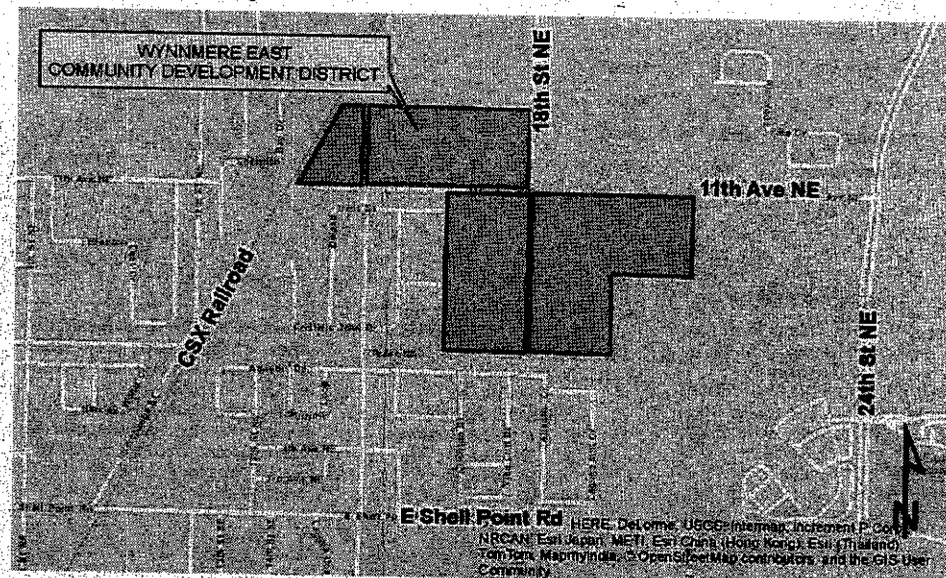
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Rachel Welborn, District Manager



July 10, 2026

26-02444H

202

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02466H **Date 07/17/2026**

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 # 26-02466H **Notice of Public Hearing** **RE:** Wynnmere East CDD Board of Supervisors Meeting on 8/11/26 at 6:00 PM **Published:** 7/17/2026	$78.75

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$78.75**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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.

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the **"Board"**) of the Wynnmere East Community Development District (the **"District"**) will hold a public hearing and a meeting **Tuesday, August 11, 2026, at 6:00 p.m. at Rizzetta & Company located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://wynnmereeastcdd.com/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at rwelborn@rizzetta.com or via phone at (813) 533-2950.

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

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

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

Rachel Welborn, District Manager
July 17, 2026 26-02466H

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
August 2026
Presented For Board Approval

The total items being presented:	**$**	**13,345.65**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Wynnmere East Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through Aug 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Crosspoint Landscape & Design, Inc.	300123	13999	Landscape Maintenance 08/26	$ 4,830.00
Rizzetta & Company, Inc.	300122	INV0000111373	Management Services 08/26	$ 3,359.16
Sitex Aquatics, LLC	300125	11352-b	Aquatic Maintenance 08/26	$ 353.29
Straley Robin Vericker	300126	28941	Legal Counsel 07/26	$ 558.50
TECO	82626	211005933836-080426	1725 11th Ave NE 07/26	$ 22.18
TECO	82626	211005934289-080426	Wynnmere East PH1 07/26	$ 1,215.51
TECO	82626	221001988080-080426	11th Ave NE/18th St NE 07/26	$ 1,857.01
VGlobal Tech	300124	8271	ADA Website Maintenance 03/26	$ 110.00
VGlobal Tech	300124	8341	ADA Website Maintenance 03/26	$ 300.00
VGlobal Tech	300124	8408	ADA Website Maintenance 04/26	$ 110.00
VGlobal Tech	300124	8488	ADA Website Maintenance 05/26	$ 110.00
VGlobal Tech	300124	8639	ADA Website Maintenance 06/26	$ 300.00
VGlobal Tech	300124	8711	ADA Website Maintenance 07/26	$ 110.00
VGlobal Tech	300124	8794	ADA Website Maintenance 08/26	$ 110.00
Total				**$ 13,345.65**

INVOICE

Please make all checks payable to:

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date:	8/1/2026
Invoice #:	13999
Terms:	Due on receipt
Project:	Monthly Maintenance

Bill To:

Wynnmere East Community
Development District
3434 Colwell Avenue
Suite 200
Taampa, FL 33614

Job Site Address:

Wynnmere East CDD
NE 11th Avenue & NE18th Street
Ruskin, FL 33570

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
MONTHLY LANDSCAPE MAINTENANCE ~ WYNNMERE EAST CDD Mow, edge, line trim, prune shrubs, detailed gardening and blow clean. Hand pull weeds and spray herbicide for weed prevention. Monthly irrigation water management / irrigation inspections. Turf, tree and shrub fertilization and pest control. Remove all debris for disposal.		
Monthly Maintenance Services - August 2026	4,830.00	4,830.00

Thank you for your business!
BLESSED & GRATEFUL
Colossians 2:7

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$4,830.00
Payments/Credits	$0.00
Balance Due	**$4,830.00**

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

Invoice

Date	Invoice #
8/2/2026	INV0000111373

Bill To:

Wynnmere East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

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

Subtotal	$3,359.16
Total	$3,359.16

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

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

Invoice details
Invoice no.: 11352-b
Terms: Net 30
Invoice date: 08/01/2026
Due date: 08/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 2 Waterways	1	$343.00	$343.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$10.29	$10.29

Total **$353.29**

Ways to pay

BANK

View and pay

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

August 18, 2026
Client: 001505
Matter: 000001
Invoice #: 28941

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2026	WAS	REVIEW DISTRICT FINANCIAL STATEMENTS.	0.3	$91.50
7/2/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	$157.50
7/6/2026	WAS	REVIEW FINAL BUDGET RESOLUTION; REVIEW RESOLUTION LEVYING OPERATION AND MAINTENANCE ASSESSMENTS.	0.4	$122.00
7/13/2026	WAS	REVIEW DISTRICT MONTHLY FINANCIAL STATEMENTS.	0.3	$91.50
7/13/2026	AM	TRANSMIT RESOLUTION LEVYING O&M AND RESOLUTION ADOPTING FINAL BUDGET TO DISTRICT MANAGER’S OFFICE.	0.2	$35.00
7/30/2026	WAS	REVIEW TENTATIVE AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.2	$61.00
		Total Professional Services	2.3	$558.50

Total Services	$558.50	
Total Disbursements	$0.00	
Total Current Charges		$558.50
Previous Balance		$493.00
Less Payments		*($493.00)*
PAY THIS AMOUNT		**$558.50**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

AUG -7 2026

Statement Date: August 04, 2026

Amount Due:	**$22.18**
Due Date:	August 25, 2026
Account #:	211005933836

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

Account Summary

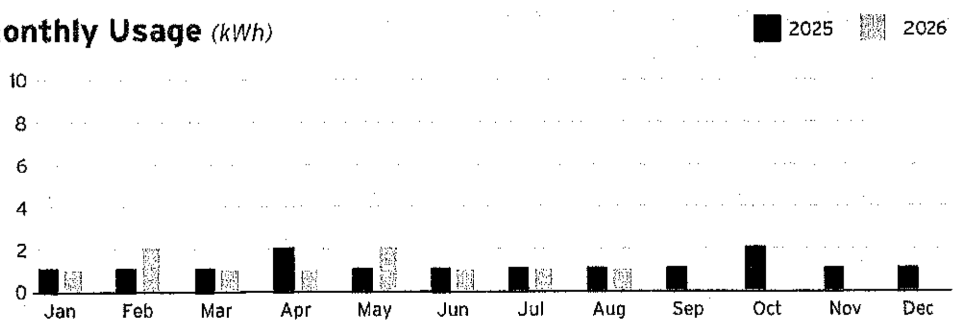
Current Service Period: June 30, 2026 - July 29, 2026

Previous Amount Due	$22.94
Payment(s) Received Since Last Statement	-$22.94
Current Month's Charges	**$22.18**
Amount Due by August 25, 2026	**$22.18**

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211005933836
Due Date: August 25, 2026

Amount Due:	**$22.18**
Payment Amount: $ ________	

641508085721

Your account will be drafted on August 25, 2026

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

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

00003727 FTECO109042623284010 00000 03 00000000 17895 003
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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 30, 2026 - Jul 29, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	07/29/2026	2,142		2,141		1 kWh	1	30 Days

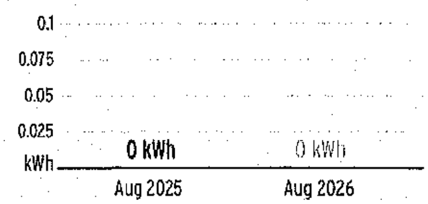
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.45**
State Tax		$1.73
Total Electric Cost, Local Fees and Taxes		**$22.18**

Total Current Month's Charges $22.18

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 04, 2026

Amount Due: $1,215.51

Due Date: August 25, 2026
Account #: 211005934289

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

AUG 7 2026

Account Summary

Current Service Period: June 30, 2026 - July 29, 2026

Previous Amount Due	$1,221.20
Payment(s) Received Since Last Statement	-$1,221.20
Current Month's Charges	**$1,215.51**
Amount Due by August 25, 2026	**$1,215.51**

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

Scan here to view your account online.

00003727-0007707-Page 5 of 6

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

---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211005934289
Due Date: August 25, 2026

Amount Due: $1,215.51

Payment Amount: $ ________

641508085722

Your account will be drafted on August 25, 2026

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jun 30, 2026 - Jul 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*416 kWh @ $0.03411/kWh*	$14.19
Fixture & Maintenance Charge	*26 Fixtures*	$243.88
Lighting Pole / Wire	*26 Poles*	$854.62
Lighting Fuel Charge	*416 kWh @ $0.03452/kWh*	$14.36
Storm Protection Charge	*416 kWh @ $0.00574/kWh*	$2.39
Clean Energy Transition Mechanism	*416 kWh @ $0.00043/kWh*	$0.18
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.80
State Tax		$85.09
Lighting Charges		**$1215.51**

Total Current Month's Charges $1,215.51

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 04, 2026

Amount Due:	**$1,857.01**

Due Date: August 25, 2026
Account #: 221001988080

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

AUG - 7 2026

Account Summary

Current Service Period: June 30, 2026 - July 29, 2026	
Previous Amount Due	$1,866.87
Payment(s) Received Since Last Statement	-$1,866.87
Current Month's Charges	**$1,857.01**
Amount Due by August 25, 2026	**$1,857.01**

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221001988080
Due Date: August 25, 2026

Amount Due:	**$1,857.01**
Payment Amount: $ ________	

603236625093

Your account will be drafted on August 25, 2026

Pay your bill online at TampaElectric.com

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jun 30, 2026 - Jul 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*720 kWh @ $0.03411/kWh*	$24.56
Fixture & Maintenance Charge	*37 Fixtures*	$455.54
Lighting Pole / Wire	*37 Poles*	$1216.19
Lighting Fuel Charge	*720 kWh @ $0.03452/kWh*	$24.85
Storm Protection Charge	*720 kWh @ $0.00574/kWh*	$4.13
Clean Energy Transition Mechanism	*720 kWh @ $0.00043/kWh*	$0.31
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$1.38
State Tax		$130.05
Lighting Charges		**$1857.01**

Total Current Month's Charges **$1,857.01**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

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 # 8271
DATE 03/01/2026
DUE DATE 03/01/2026
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**

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

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 # 8341
DATE 03/31/2026
DUE DATE 03/31/2026
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 1 ADA Audit.
Please make check payable to VGlobalTech.

BALANCE DUE **$300.00**

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

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 # 8408
DATE 04/01/2026
DUE DATE 04/01/2026
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**

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

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 # 8488
DATE 05/01/2026
DUE DATE 05/01/2026
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**

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

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 # 8639
DATE 06/30/2026
DUE DATE 06/30/2026
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 2 ADA Audit.
Please make check payable to VGlobalTech.

BALANCE DUE **$300.00**

Ways to pay

Pay DISCOVER VISA AM EX BANK

View and pay

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 # 8711
DATE 07/01/2026
DUE DATE 07/01/2026
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**

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

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 # 8794
DATE 08/01/2026
DUE DATE 08/01/2026
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**

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

Tab 4

Rizzetta & Company

Wynnmere East Community Development District

Financial Statements (Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

wynnmereeastcdd.com
rizzetta.com

Wynnmere Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General nd	Debt Service nd	Capital Project nd	Total Gvmnt nd	ixed Assets Group	Long-Term ebt
Assets						
Cash In Bank	227,128	13	0	227,140	0	0
Investments	0	488,439	33	488,473	0	0
Prepaid Expenses	2,231	0	0	2,232	0	0
Refundable eposits	2,825	0	0	2,825	0	0
ixed Assets	0	0	0	0	1,811,389	0
Amount Available in Debt Service	0	0	0	0	0	488,452
Amount To Be Provided Debt Service	0	0	0	0	0	4,161,548
Total Assets	232,184	488,452	33	720,670	1,811,389	4,650,000
Liabilities						
Accrued Expenses	4,000	0	0	4,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,650,000
Total Liabilities	4,000	0	0	4,000	0	4,650,000
nd Equity & Other Credits						
Beginning nd Balance	138,761	471,231	32	610,024	0	0
Investment In General ixed Assets	0	0	0	0	1,811,389	0
Net Change in nd Balance	89,423	17,221	1	106,646	0	0
Total nd Equity & Other Credits	228,184	488,452	33	716,670	1,811,389	0
Total Liabilities & nd Equity	232,184	488,452	33	720,670	1,811,389	4,650,000

Wynnmere East Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,452	3,452
Special Assessments				
Tax Roll	246,477	246,477	248,808	2,331
Total Revenues	246,477	246,477	252,260	5,783
Expenditures				
Legislative				
Supervisor Fees	4,800	4,000	1,000	3,000
Total Legislative	4,800	4,000	1,000	3,000
Financial & Administrative				
Arbitrage Rebate Calculation	500	500	0	500
Assessment Roll	3,090	3,090	3,090	0
Auditing Services	4,800	4,800	4,100	700
Disclosure Report	1,000	833	750	83
District Engineer	5,000	4,167	0	4,167
District Management	38,110	31,758	28,675	3,083
Dues, Licenses & Fees	500	441	175	266
Legal Advertising	2,500	2,084	543	1,541
Miscellaneous Fees	1,500	1,250	0	1,250
Miscellaneous Mailings	1,500	1,250	567	683
Public Officials Liability Insurance	3,859	3,859	3,636	223
Trustees Fees	4,000	4,000	3,506	494
Website Hosting, Maintenance, Backup & E	2,800	2,333	1,750	583
Total Financial & Administrative	69,159	60,365	46,792	13,573
Legal Counsel				
District Counsel	15,000	12,500	6,487	6,013
Total Legal Counsel	15,000	12,500	6,487	6,013
Electric Utility Services				
Utility Services	40,000	33,333	31,048	2,286
Total Electric Utility Services	40,000	33,333	31,048	2,286
Stormwater Control				
Aquatic Maintenance	6,000	5,000	11,461	(6,461)
Total Stormwater Control	6,000	5,000	11,461	(6,461)
Other Physical Environment				
General Liability Insurance	4,718	4,718	4,446	272
Irrigation Maintenance	5,000	4,167	0	4,166
Landscape Maintenance	58,000	48,333	58,690	(10,357)
Landscape Replacement Plants, Shrubs, Tr	3,500	2,917	0	2,917
Property Insurance	5,300	5,300	2,553	2,747
Total Other Physical Environment	76,518	65,435	65,689	(255)
Contingency				

674 General Fund

Wynnmere East Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Hurricane Related Expenses	15,000	12,500	0	12,500
Miscellaneous Contingency	20,000	16,667	361	16,306
Total Contingency	35,000	29,167	361	28,806
Total Expenditures	246,477	209,800	162,838	46,962
Total Excess of Revenues Over(Under) Expenditures	0	36,677	89,422	52,745
Fund Balance, Beginning of Period	0	0	138,762	138,762
Total Fund Balance, End of Period	0	36,677	228,184	191,507

674 Debt Service Fund S2016

Wynnmere East Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,417	15,417
Special Assessments				
Tax Roll	383,425	383,425	387,048	3,624
Total Revenues	383,425	383,425	402,465	19,041
Expenditures				
Debt Service				
Interest	263,425	263,425	255,243	8,181
Principal	120,000	120,000	130,000	(10,000)
Total Debt Service	383,425	383,425	385,243	(1,819)
Total Expenditures	383,425	383,425	385,243	(1,819)
Total Excess of Revenues Over(Under) Expenditures	0	0	17,222	17,222
Fund Balance, Beginning of Period	0	0	471,230	471,230
Total Fund Balance, End of Period	0	0	488,452	488,452

674 Capital Projects Fund S2016

Wynnmere East Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	0	0	1	1
Total Excess of Revenues Over(Under) Expenditures	0	0	1	1
Fund Balance, Beginning of Period	0	0	32	32
Total Fund Balance, End of Period	0	0	33	33

Wynnmere East CDD
Investment Summary
July 31, 2026

Account	Investment		Balance as of July 31, 2026
US Bank Series 2016 Revenue	First American Funds Inc SHS Institutional Govt Fund 3763	$	294,130
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		1,172
	Total Debt Service Fund Investments	**$**	**488,439**
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
Notes to Unaudited Financial Statements
July 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.

Tab 5

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Wynnmere East Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126256

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$166,745
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$2,096**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)** **For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)** **For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)** **For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126256

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$2,096
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,779
Public Officials and Employment Practices Liability	$3,909
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$10,784**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Wynnmere East Community Development District

____
(Name of Local Governmental Entity)

By: Fluffy Cazalas (Sep 21, 2026 09:32:59 EDT) ______________________ Fluffy Cazalas
Signature | Print Name

Witness By: ______________________ ______________________
Signature | Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: ______________________
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$166,745	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: Fluffy Cazalas (Sep 21, 2026 09:32:59 EDT) Date: 21/09/2026

Name: Fluffy Cazalas

Title: Chair

Schedule Items Effective As of: 10/01/2026

FLORIDA INSURANCE ALLIANCE

Property Schedule

Wynnmere East Community Development District

Policy No.: 100126256
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description	Address	Roof Shape	Roof Pitch	Year Built	Const Type	Eff. Date	Term Date	Building Value	Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Dog Park Fence	18th St NE & Broad Winged Hawk Dr Ruskin FL 33570			2019	Non combustible	10/01/2026	10/01/2027	$9,617					$9,617
2	Well Pump	18th St NE & Broad Winged Hawk Dr Ruskin FL 33570			2019	Pump / lift station	10/01/2026	10/01/2027	$5,952					$5,952
3	Entryway Monuments (2) - Hawks Landing	18th St NE & Broad Winged Hawk Dr Ruskin FL 33570			2019	Masonry non combustible	10/01/2026	10/01/2027	$59,518					$59,518
4	Entryway Monuments (2) - Hawks Landing	Redmond Brook Ln & NE 18th St Ruskin FL 33570			2019	Masonry non combustible	10/01/2026	10/01/2027	$59,518					$59,518
5	Black Aluminum Fencing	NE 18th St Ruskin FL 33570			2019	Non combustible	10/01/2026	10/01/2027	$17,856					$17,856
6	Vinyl Perimeter Fencing - Phase 1	Various Ruskin FL 33570			2019	Non combustible	10/01/2026	10/01/2027	$7,142					$7,142
7	Vinyl Perimeter Fencing - Phase 2	Various Ruskin FL 33570			2019	Non combustible	10/01/2026	10/01/2027	$7,142					$7,142

Total:	Building Value	Contents Value	Insured Value
	$166,745	$0	$166,745

Sign: Fluffy Cazalas (Sep 21, 2026 09:32:59 EDT)   Print Name: Fluffy Cazalas   Date: 21/09/2026