

Wynnmere West Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

www.wynnmerewestcdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Wynnmere West Community Development District, scheduled to be held on **Thursday, January 9, 2020 at 2:00 p.m. at the Offices of LGI Homes, 17425 Bridge Hill Court, Suite 101, Tampa, FL 33647.** As always, the personal attendance of three Board Members will be required to constitute a quorum.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: **1-844-621-3956**

Access Code: **790 393 986 #**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Minutes of the October 3, 2019 Board of Supervisors' Meeting**
- **Discussion Regarding Board Transition**

Business Matters

2. **Consideration of Resolution 2020-02, Resetting the Public Hearing Date on the Adoption of The Amended and Restated Rules of Procedure**
3. **Discussion and Update on Pool Gate** *(provided under separate cover)*
4. **Consideration of Deeds for Phases 2 and 3 Amenity Tract** *(provided under separate cover)*
5. **Consideration of Solitude Lake Management Contract Addendum, Phase 3 Ponds**
6. **Consideration of Proposals for Pool Maintenance** *(provided under separate cover)*
7. **Ratification of Payment Authorizations Nos. 169 – 176**
8. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

**Supervisor Requests and Audience Comments
Adjournment**



**Wynnmere West
Community Development District**

Minutes

MINUTES OF MEETING

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, October 3, 2019 at 2:07 p.m.

The Offices of LGI Homes- Florida, LLC

17425 Bridge Hill Court, Suite 101

Tampa, Florida 33647

Board Members present at roll call:

Alex Azan	Chairman
John Szczesny	Vice Chairman
Jeff Riopelle	Assistant Secretary
Monica Swanson	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC
Brian Martin	LGI Homes
Ted Swanson	Swanson & Sons
Dexter Glasgow	PFM Group (via phone)
Michelle Rigoni	Hopping Green & Sams (via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at approximately 2:07 p.m. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Resignation from
Scott Shapiro**

a) Nomination for Vacant Seat

Ms. Gaarlandt requested a motion to accept the resignation of Scott Shapiro.

ON MOTION by Mr. Riopelle, seconded by Mr. Azan, with all in favor, the Board accepted the resignation letter from Scott Shapiro.

Ms. Gaarlandt noted that leaves a vacant seat on the Board. District staff reached out to several residents, who expressed interest but they have not responded to District staff.

ON MOTION by Mr. Riopelle, seconded by Mr. Szczesny, with all in favor, the Board appointed Brian Martin to Seat 1 of the Board of Supervisors.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the July 18, 2019 Board of Supervisors' Meeting

The Board reviewed the minutes of the July 18, 2019 Board of Supervisors' Meeting.

ON MOTION by Mr. Azan, seconded by Ms. Swanson with all in favor, the Board approved the Minutes of the July 18, 2019 Board of Supervisors Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-01, Setting Public Hearing to Adopt Amended and Restated Rules of Procedure

a) Memorandum of Updated Provisions of the District's Rule of Procedure

Ms. Rigoni explained the changes that came out of the 2019 Legislative session. She recommended that the District adopt an amended and restated rules of procedure to bring the District operating procedures, laws, and rules up to date with the current Florida Law. Mr. Azan asked if there was anything that would increase operational cost. Ms. Rigoni stated that most of the changes would incorporate ways the District can hopefully reduce operational cost.

She stated other changes, such that the Auditor Selection Committee now must consist of at least one Board Member. There was also added language to protect Board actions by giving Board

actions some flexibility. Mr. Azan asked if the changes are minor in nature. Ms. Rigoni responded generally yes. The Board will mostly be bringing the text of the rules up to date with new laws and clean up some items. Ms. Rigoni answered Board Member questions.

Ms. Gaarlandt explained that the District must go through the rule development and rule making for noticing purposes. The Board discussed the potential public hearing date.

ON MOTION by Mr. Riopelle, seconded by Mr. Azan, with all in favor, the Board approved Resolution 2019-09, setting January 9, 2020 at 2:00 p.m. at this location as the Public Hearing to Adopt Amended and Restated Rules of Procedure.

Mr. Martin joined the meeting at this time.

Ms. Gaarlandt administered the oath of office to Mr. Martin and briefly explained the Sunshine Law.

SIXTH ORDER OF BUSINESS

Consideration of Website Audit Agreement

Ms. Gaarlandt explained the Website Audit Agreement. It is an annual cost of \$1,200.00. It was included in the budget. This agreement also indemnifies the District.

ON MOTION by Mr. Riopelle, seconded by Mr. Azan, with all in favor, the Board approved the Website Audit Agreement.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Rear Pool Gate

Ms. Gaarlandt stated that the District had issues with vandalism. The Board previously discussed installing cameras at the back gate. Mr. Glasgow discussed the cameras with the vendor who did not believe that cameras would be a good solution and suggested installing a card reader on that gate. In the meantime the gate has been so severely damaged it needs to be replaced. District staff solicited proposals for a stronger rear pool gate.

Mr. Glasgow discussed the different proposals for a rear pool gate. A lengthy discussion took place regarding the various proposals.

ON MOTION by Mr. Riopelle, seconded by Mr. Szczesny, with all in favor, the Board approved the Proposal for the Rear Pool Gate from Accurate Electronics up to \$3,182.00 with review of \$506.00 line item and a not-to-exceed amount of \$500.00 to repair hinges on front gate.

EIGHTH ORDER OF BUSINESS

Ratification of Field management Agreement with the District and Phil C. Swanson

District Counsel updated the agreement and there was a change in cost from \$18.00 per hour to \$20.00 per hour.

ON MOTION by Mr. Riopelle, seconded by Mr. Azan, with all in favor, the Board approved the Field Management Agreement with the District and Phil C. Swanson.

NINTH ORDER OF BUSINESS

Ratification of Payment Authorizations Nos. 160– 168

Ms. Gaarlandt explained that these have previously been approved by the Chair.

ON MOTION by Mr. Riopelle, seconded by Mr. Azan with all in favor, the Board ratified Payment Authorizations Nos. 160– 168.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the financial statements. No Board action was required. Mr. Azan asked if District staff knows what each account number is related to. Ms. Gaarlandt said yes and noted that District staff can get the exact addresses for each account and meter number.

Mr. Riopelle asked about insurance. Ms. Gaarlandt responded that the District carries Liability insurance and Public Officials insurance, and Property Insurance. Mr. Glasgow was on site with the insurance representative. The District is in good shape. The insurance representative mentioned the rear pool gate as a potential issue. They requested that the District touch up the mulch in the playground. Ms. Gaarlandt asked about signage. Mr. Glasgow responded that there

was one sign missing which he mounted yesterday. The sign for the age limit is a little faded so the District can have that replaced. All other required signs are in place.

Mr. Riopelle reviewed each budgeted line item. Ms. Gaarlandt noted that this discussion is good to have prior to next year's budget discussion.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Mr. Glasgow stated in Phase 3 where they are starting to build there is still signs of vandalism on decorative walls, some of the faux brick is missing, and it could use some painting. The "W" from the front wall near the current sales center is missing. It is at the design shop getting measurements to have it replaced. The "H" from the Phase 3 wall is missing and will be replaced using the same measurements from the "W". The trucking company removed a truck parked in Phase 3 and the other two were supposed to be done last evening or today.

Ms. Gaarlandt asked Mr. Glasgow if he was able to find out about the water issues at Wynnmere West. Mr. Glasgow responded that it looked clear yesterday but the panels inside of the pool equipment closure looked like someone was working on it. He noticed debris at the bottom of the pool right after it was vacuumed. He suggested rebidding the job to get a couple more bids to take care of the pool. District staff will bring proposals back to the Board for consideration.

Mr. Swanson discussed the sod that the District might have to replace. He found chemical solutions for the weeds throughout the turf and waiting for the weather to cool. The ban came off granular fertilization the first of the month so he will fertilize heavily next week and then do the chemical treatment. In 30-45 days the District will be in good shape.

Mr. Swanson mentioned the District has an issue with Sub-Contractors breaking irrigation lines. He will provide District staff dates and addresses. Mr. Swanson created a map to show Contractors where the irrigation lines are located. Mr. Swanson will make a map for Phase 3. Mr. Azan will get it to the appropriate people.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests or Audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Riopelle, seconded by Mr. Azan, with all in favor, the October 3, 2019 Board of Supervisor's Meeting for the Wynnmere West Community Development District was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**Wynnmere West
Community Development District**

Discussion Regarding Board Transition

**Wynnmere West
Community Development District**

Resolution 2020-02

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-01 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wynnmere West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, on October 3, 2019, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2020-01, setting a public hearing to consider and hear comment on the adoption of Amended and Restated Rules of Procedure for 2:00 p.m. on January 9, 2020, at the Offices of LGI Homes – Florida, LLC, 17425 Bridge Hill Court, Suite 101, Tampa, Florida 33647; and

WHEREAS, due to a publication error, the Board now desires to reset the date of the public hearing in order to allow proper publication of notice in accordance with Chapter 120, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING DATE RESET. Resolution 2020-01 is hereby amended to reflect that the public hearing to adopt the District’s Amended and Restated Rules of Procedure as declared in Resolution 2020-01 is reset to:

Date: Thursday, March 5, 2020
Time: 2:00 p.m.
Location: Offices of LGI Homes – Florida, LLC
17425 Bridge Hill Court, Suite 101
Tampa, Florida 33647

SECTION 2. RESOLUTION 2020-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2020-01 continue in full force and effect.

SECTION 3. AUTHORIZED TO PUBLISH NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 9th day of January, 2020.

ATTEST:

**WYNNMERE WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**Wynnmere West
Community Development District**

Discussion and Update on Pool Gate

(provided under separate cover)

**Wynnmere West
Community Development District**

Deeds for Phases 2 and 3 Amenity Tract

(provided under separate cover)

**Wynnmere West
Community Development District**

**Solitude Lake Management
Contract Addendum, Phase 3 Ponds**

CONTRACT ADDENDUM

PROPERTY NAME: Wynnmere West CDD

CONTRACT DATE: December 9, 2019

SUBMITTED TO: Dexter Glasgow

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Add-On Pond Maintenance for Phase 3 ponds within Wynnmere West / Chatham Walk. Three (3) Ponds – 1.57 Acres, 2358 Linear Feet.

**** This document serves as an addendum to the previously executed Lake Maintenance Contract. The price indicated in this contract shall be billed in addition to the regular monthly invoice amount and shall renew with the same terms and for the same time period as the existing contract. ****

Pond Aquatic Weed Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Aquatic Weed Control:

1. Shoreline areas will be inspected on a **one (1) time per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis.

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- Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

- Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the client's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

- Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

TOTAL CONTRACT ADDENDUM PRICE: \$ 1,875.00

STARTUP INITIAL FEE: \$ 375.00

ANNUAL POND MANAGEMENT: \$ 1,500.00

POND MANAGEMENT MONTHLY PAYMENT: \$ 125.00

PAYMENT TERMS for the Annual Pond Management Contract:

- Will be invoiced monthly.

APPROVED:

_____ **Wynnmere West CDD**
(Authorized Signature)

_____ **(Date)**
(Print Name and Title)

_____ SÖLitude Lake Management®



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WynnWest Phase 3



**Wynnmere West
Community Development District**

Pool Maintenance Proposal(s)

(provided under separate cover)

**Wynnmere West
Community Development District**

Payment Authorizations Nos. 169 – 176

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 169

10/3/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Aquatic Systems, Inc. Lake & Wetland Svcs Oct 2019	0000457395		\$ 337.00
2	Dragonfly Home Services Cleaning Weeks of Sept 16 & Sept 23	--	\$ 180.00	
3	Hoppine Green & Sams Dist Counsel Svcs Aug 2019	109876	\$ 91.00	
4	PFM Group Consulting LLC Tax Roll FY 2020 Preparation & Submission Dist. Mgmt Sept 2019 Website Fee Sept 2019 Postage/Shipping Aug 2019 Billable Expenses Thru July 2019 Billable Expenses Thru July 2019	OE-TR-00029 DM-09-2019-0079 DM-09-2019-0080 OE-EXP-00384 105967 105973	\$ 2,500.00 \$ 75.00 \$ 25.92 \$ 432.30 \$ 31.41	\$ 5,000.00
5	Pinch-A-Penny Monthly Pool Svcs Sept 2019	8719	\$ 800.00	
6	Swanson & Son Inc. Lawn Care Sept 2019	14765	\$ 4,222.00	
7	Tampa Bay Times Legal Ad 9/25/2019	Ad#0000018365	\$ 367.50	
			\$ 8,725.13	5,337.00
		TOTAL	\$ 14,062.13	

E. wait Approval

Board Member

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 170
10/21/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Hillsborough County Water <i>- Read on line</i> Present Read Date 9/26/2019 <i>6/26/19</i>	--	\$ 234.62	
2	TECO			
	211006709979 ; Svc 08/30/2019 - 09/30/2019	--	\$ 20.37	
	211006780178 ; Svc 08/29/2019 - 09/27/2019	--	\$ 1,657.92	
	211006780400 ; Svc 08/30/2019 - 09/30/2019	--	\$ 50.48	
	211006780657 ; Svc 08/30/2019 - 09/30/2019	--	\$ 397.08	
	211006780863 ; Svc 08/30/2019 - 09/30/2019	--	\$ 20.57	
	221007326640; Svc 08/29/2018 - 09/27/2019	--	\$ 702.63	
			\$ 3,083.67	
	TOTAL		\$ 3,083.67	

Board Member

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 171

10/21/2019

Item No.	Payee	Invoice Number	FY20 General Fund
1	Board Member Fees Meeting on Oct. 3, 2019 Monica Swanson	--	\$ 200.00
2	Central FL Stairlift LLC Aqua Creek	2	\$ 550.00
3	Dragonfly Home Services Cleaning Weeks of Sept 30 & Oct. 07	--	\$ 180.00
4	Landmark Engineering Engineering SVCS	2140006-44	\$ 209.04
5	<i>JE</i> Spectrum -- Don't pay for this Svc from 10/4/19 - 11/3/19 - paid	--	\$ 104.97
6	Swanson & Son Inc. Lawn Care Oct 2019	14818	\$ 4,222.00
7	Terminix Pest Control Svcs 10/01/2019	390231608	\$ 67.00
			\$ 5,533.01
TOTAL			\$ 5,533.01

Board Member

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 172

10/30/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Accurate Electronics, Inc. Back Pool Gate Replacement	92399		\$ 1,338.00
2	FL Dept of Economic Opportunity Annual Fee FY 2020	74588		\$ 175.00
3	Hoppine Green & Sams Dist Counsel Svcs Sept 2019	110704	\$1,065.50	
4	PFM Group Consulting LLC Dist. Mgmt Oct 2019	DM-10-2019-0099		\$ 2,500.00
	Website Fee Oct 2019	DM-10-2019-0100		\$ 100.00
			\$1,065.50	\$ 4,113.00
	TOTAL			\$5,178.50

Board Member

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 173
11/15/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Aquatic Systems, Inc. Lake & Wetland Svcs Nov 2019	0000460324		\$ 337.00
2	Dragonfly Home Services Cleaning Weeks of Oct 14 & Oct. 21	--		\$ 180.00
3	PFM Group Consulting LLC Postage Sept 2019	OE-EXP-00434	\$ 1.50	
✓ 4	Pinch-A-Penny <i>paid on 11/21/19</i> Monthly Pool Svcs Oct 2019	9430		\$ 800.00
5	Terminix Pest Control Svcs 11/05/2019	391287822		\$ 67.00
			\$1.50	\$ 1,384.00
TOTAL				\$1,385.50

Board Member

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 174
12/3/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Dragonfly Home Services Cleaning Weeks of Nov 11 & Nov 18	--		\$ 180.00
2	Hillsborough County Water Present Read Date 10/25/2019	--		\$ 218.56 <i>PD 11/21</i>
3	PFM Group Consulting LLC Billable expenses Sep 2019	107050	\$ 26.66	
4	Spectrum Svcs from 11/4/19 - 12/3/19	--		\$ 104.97 <i>PD 11/21</i>
5	Swanson & Son Inc. Lawn Care Nov 2019	14871		\$ 4,222.00
6	TECO 211006709979 ; Svc 10/01/2019 - 10/30/2019 211006780178 ; Svc 09/28/2019 - 10/29/2019 211006780400 ; Svc 10/01/2019 - 10/30/2019 211006780657 ; Svc 10/01/2019 - 10/30/2019 211006780863 ; Svc 10/01/2019 - 10/30/2019 221007326640; Svc 09/28/2019 - 10/29/2019	-- -- -- -- -- --		\$ 18.32 \$ 1,799.88 \$ 45.51 \$ 404.35 \$ 17.29 \$ 704.88 <i>PD 11/21</i>
7	U.S. Bank Admin fees FY2020 Series 2015 A1/A2			\$ 4,310.00
			\$ 26.66	\$ 12,025.76

TOTAL	\$12,052.42
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Board Member

Sent

**WYNNMERE WEST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 175

12/6/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Aquatic Systems, Inc. Site 3 - Initial treatment	0000462745		\$ 350.00
2	Dragonfly Home Services Cleaning Weeks of Nov 25 & Dec 2	--		\$ 180.00
3	Hopping Green & Sams Dist Counsel Svcs Oct 2019	111391		\$ 556.00
4	Pinch-A-Penny Monthly Pool Svcs Nov 2019	10155		\$ 800.00
5	Phil Swanson On-site attendant Oct 2019	1		\$ 380.00
	On-site attendant Nov 2019	2		\$ 400.00
			\$ -	\$ 2,666.00

TOTAL	\$2,666.00
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Board Member

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 176
12/16/2019

Item No.	Payee	Invoice Number	FY19 General Fund	FY20 General Fund
1	Hillsborough County Water Present Read Date 11/26/2019	--		\$ 224.17
2	PFM Group Consulting LLC Dist. Mgmt Nov 2019 Website Fee Nov 2019	DM-11-2019-0089 DM-11-2019-0090		\$ 2,500.00 \$ 100.00
3	SOLitude Lake Management, LLC Lake & Pond Mgmt Dec 2019	PI-A00330491		\$ 337.00
4	Spectrum Svcs from 12/04/19 - 01/03/20	--		\$ 104.97
5	TECO 211006709979 ; Svc 10/31/2019 - 12/02/2019 211006780178 ; Svc 10/30/2019 - 11/26/2019 211006780400 ; Svc 10/31/2019 - 12/02/2019 211006780657 ; Svc 10/31/2019 - 12/02/2019 211006780863 ; Svc 10/31/2019 - 12/02/2019 221007326640 ; Svc 10/30/2019 - 11/26/2019	-- -- -- -- -- --		\$ 20.37 \$ 1,799.81 \$ 66.23 \$ 430.60 \$ 20.37 \$ 704.88
6	Terminix Pest Control Svcs 12/03/2019	392050703		\$ 67.00
			\$ -	\$ 6,375.40

TOTAL	\$6,375.40
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Board Member

Sent 12/18/19

**Wynnmere West
Community Development District**

Monthly Financials

Wynnmere West CDD
Statement of Financial Position
As of 11/30/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$8,343.75				\$8,343.75
Due To Other Funds	16,925.99				16,925.99
Deferred Revenue	230,859.03				230,859.03
Deferred Revenue		\$338,730.16			338,730.16
Total Current Liabilities	<u>\$256,128.77</u>	<u>\$338,730.16</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$594,858.93</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term	\$0.00			\$4,620,000.00	\$4,620,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,620,000.00</u>	<u>\$4,620,000.00</u>
Total Liabilities	<u>\$256,128.77</u>	<u>\$338,730.16</u>	<u>\$0.00</u>	<u>\$4,620,000.00</u>	<u>\$5,214,858.93</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$17,423.00)				(\$17,423.00)
Current Year Net Assets, Unrestricted	(1,619.20)				(1,619.20)
Net Assets - General Government	155,808.28				155,808.28
Current Year Net Assets - General Government	(20,457.11)				(20,457.11)
Net Assets, Unrestricted		\$547,811.03			547,811.03
Current Year Net Assets, Unrestricted		(45,869.70)			(45,869.70)
Net Assets, Unrestricted			\$7,906.20		7,906.20
Current Year Net Assets, Unrestricted			633.99		633.99
Total Net Assets	<u>\$116,308.97</u>	<u>\$501,941.33</u>	<u>\$8,540.19</u>	<u>\$0.00</u>	<u>\$626,790.49</u>
Total Liabilities and Net Assets	<u>\$372,437.74</u>	<u>\$840,671.49</u>	<u>\$8,540.19</u>	<u>\$4,620,000.00</u>	<u>\$5,841,649.42</u>

Wynnmere West CDD

**Statement of Financial Position
As of 11/30/2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$138,063.71				\$138,063.71
Assessments Receivable	230,859.03				230,859.03
Deposits	3,515.00				3,515.00
Assessments Receivable		\$338,730.16			338,730.16
Due From Other Funds		16,925.99			16,925.99
Debt Service Reserve Bond (S2014)		132,550.00			132,550.00
Debt Service Reserve Bond (S2015A-1)		112,003.13			112,003.13
Revenue Bond (S2014)		88,144.09			88,144.09
Revenue Bond (S2015A-1)		41,250.69			41,250.69
Interest Bond (S2014)		68.75			68.75
Prepayment Bond (S2014)		3,726.03			3,726.03
Prepayment Bond (S2015A-1)		107,264.33			107,264.33
Sinking Fund Bond (S2014)		2.13			2.13
Redemption A1 Bond (2014)		6.19			6.19
Acquisition/Constr. Bond (S2014)			\$4,039.69		4,039.69
Acquisition/Constr. Bond (S2015A-1)			4,500.50		4,500.50
Total Current Assets	\$372,437.74	\$840,671.49	\$8,540.19	\$0.00	\$1,221,649.42
<u>Investments</u>					
Amount Available in Debt Service Funds				\$485,015.34	\$485,015.34
Amount To Be Provided				4,134,984.66	4,134,984.66
Total Investments	\$0.00	\$0.00	\$0.00	\$4,620,000.00	\$4,620,000.00
Total Assets	\$372,437.74	\$840,671.49	\$8,540.19	\$4,620,000.00	\$5,841,649.42

Wynnmere West CDD
Statement of Activities
As of 11/30/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Revenues					
On-Roll Assessments	\$11,142.39				\$11,142.39
Inter-Fund Transfers In	(1,619.20)				(1,619.20)
On-Roll Assessments		\$16,925.99			16,925.99
Other Assessments		109,797.59			109,797.59
Inter-Fund Group Transfers In		(623.74)			(623.74)
Inter-Fund Transfers In			\$2,242.94		2,242.94
Total Revenues	\$9,523.19	\$126,099.84	\$2,242.94	\$0.00	\$137,865.97
Expenses					
Supervisor Fees	\$200.00				\$200.00
D&O Insurance	2,470.00				2,470.00
Trustee Services	2,262.73				2,262.73
District Management	2,500.00				2,500.00
Engineering	209.04				209.04
Assessment Administration	5,000.00				5,000.00
Janitorial Service	360.00				360.00
Contingency	1,888.00				1,888.00
Web Site Maintenance	100.00				100.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,990.23				2,990.23
Water-Sewer	218.56				218.56
Aquatic Maintenance Contract	674.00				674.00
Amenity - Pool Maintenance	800.00				800.00
Amenity - Pest Control	134.00				134.00
Cable Television	209.94				209.94
General Insurance	3,111.00				3,111.00
Property & Casualty	4,075.00				4,075.00
Landscaping Maintenance & Material	4,222.00				4,222.00
Principal Payment - Series Bond		\$40,000.00			40,000.00
Interest Payments - Series bond		132,671.88			132,671.88
Contingency			\$1,619.20		1,619.20
Total Expenses	\$31,599.50	\$172,671.88	\$1,619.20	\$0.00	\$205,890.58

Wynnmere West CDD
Statement of Activities
As of 11/30/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$702.34			\$702.34
Interest Income			\$10.25		10.25
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$702.34</u>	<u>\$10.25</u>	<u>\$0.00</u>	<u>\$712.59</u>
Change In Net Assets	(\$22,076.31)	(\$45,869.70)	\$633.99	\$0.00	(\$67,312.02)
Net Assets At Beginning Of Year	<u>\$138,385.28</u>	<u>\$547,811.03</u>	<u>\$7,906.20</u>	<u>\$0.00</u>	<u>\$694,102.51</u>
Net Assets At End Of Year	<u>\$116,308.97</u>	<u>\$501,941.33</u>	<u>\$8,540.19</u>	<u>\$0.00</u>	<u>\$626,790.49</u>

Wynnmere West CDD
Budget to Actual
For the Month Ending 11/30/2019

	Actual	Year To Date Budget	Variance	FY 2020 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$11,142.39	\$40,333.34	(\$29,190.95)	\$242,000.00
Net Revenues	\$11,142.39	\$40,333.34	(\$29,190.95)	\$242,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$200.00	\$600.00	(\$400.00)	\$3,600.00
D&O Insurance	2,470.00	441.66	2,028.34	2,650.00
Trustee Services	2,262.73	1,500.00	762.73	9,000.00
District Management	2,500.00	5,000.00	(2,500.00)	30,000.00
Engineering	209.04	916.66	(707.62)	5,500.00
Dissemination Agent	0.00	833.34	(833.34)	5,000.00
District Counsel	0.00	1,666.66	(1,666.66)	10,000.00
Assessment Administration	5,000.00	833.34	4,166.66	5,000.00
Reamortization Schedule	0.00	83.34	(83.34)	500.00
Audit	0.00	583.34	(583.34)	3,500.00
Janitorial Service	360.00	750.00	(390.00)	4,500.00
Travel and Per Diem	0.00	133.34	(133.34)	800.00
Telephone	0.00	41.66	(41.66)	250.00
Postage & Shipping	0.00	58.34	(58.34)	350.00
Copies	0.00	83.34	(83.34)	500.00
Legal Advertising	0.00	333.34	(333.34)	2,000.00
Miscellaneous	0.00	216.64	(216.64)	1,300.00
Contingency	1,888.00	2,987.50	(1,099.50)	17,925.00
Web Site Maintenance	100.00	416.66	(316.66)	2,500.00
Dues, Licenses, and Fees	175.00	33.34	141.66	200.00
Amenity Maintenance/Improvement	0.00	1,666.66	(1,666.66)	10,000.00
On-site Attendant	0.00	833.34	(833.34)	5,000.00
Electric	2,990.23	4,333.34	(1,343.11)	26,000.00
Water-Sewer	218.56	1,333.34	(1,114.78)	8,000.00
Aquatic Maintenance Contract	674.00	1,000.00	(326.00)	6,000.00
Amenity - Pool Maintenance	800.00	1,833.34	(1,033.34)	11,000.00
Amenity - Pest Control	134.00	125.00	9.00	750.00
Cable Television	209.94	200.00	9.94	1,200.00
General Insurance	3,111.00	556.66	2,554.34	3,340.00
Property & Casualty	4,075.00	772.50	3,302.50	4,635.00
Landscaping Maintenance & Material	4,222.00	9,166.66	(4,944.66)	55,000.00
Flower, Plant & Mulch Replacement	0.00	1,000.00	(1,000.00)	6,000.00
Total General & Administrative Expenses	\$31,599.50	\$40,333.34	(\$8,733.84)	\$242,000.00
Total Expenses	\$31,599.50	\$40,333.34	(\$8,733.84)	\$242,000.00
Net Income (Loss)	(\$20,457.11)	\$0.00	(\$20,457.11)	\$0.00