

***Adopted Budget  
Fiscal Year 2023***

***Wynnfield Lakes  
Community Development District***

***July 20, 2022***



# Wynnfield Lakes

## Community Development District

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# Wynnfield Lakes

## Community Development District

## General Fund

| Description                                      | Adopted Budget FY 2022 | Actual Thru 6/30/2022 | Projected Next 3 Months | Total Projected 9/30/2022 | Adopted Budget FY 2023 |
|--|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| <b>Revenues</b>                                  |                        |                       |                         |                           |                        |
| Carry Forward Surplus                            | \$0                    | \$35,970              | \$0                     | \$35,970                  | \$0                    |
| Interest Income                                  | \$15                   | \$15                  | \$5                     | \$20                      | \$15                   |
| Special Assessment - On Roll                     | \$528,955              | \$530,265             | \$0                     | \$530,265                 | \$594,873              |
| Clubhouse Income                                 | \$2,000                | \$2,270               | \$500                   | \$2,770                   | \$2,000                |
| Miscellaneous Revenues                           | \$0                    | \$0                   | \$0                     | \$0                       | \$0                    |
| <b>Total Revenues</b>                            | <b>\$530,970</b>       | <b>\$568,519</b>      | <b>\$505</b>            | <b>\$569,024</b>          | <b>\$596,888</b>       |
| <b>Expenditures</b>                              |                        |                       |                         |                           |                        |
| <b><u>Administrative</u></b>                     |                        |                       |                         |                           |                        |
| Supervisor Fees                                  | \$6,000                | \$3,600               | \$2,000                 | \$5,600                   | \$6,000                |
| FICA Expense                                     | \$459                  | \$275                 | \$153                   | \$428                     | \$459                  |
| Engineering Fees                                 | \$4,500                | \$563                 | \$3,938                 | \$4,500                   | \$4,500                |
| Arbitrage Rebate (Grau)                          | \$600                  | \$0                   | \$600                   | \$600                     | \$600                  |
| Trustee Fees (US Bank)                           | \$4,800                | \$0                   | \$4,800                 | \$4,800                   | \$4,800                |
| Assessment Roll (GMS)                            | \$5,000                | \$5,000               | \$0                     | \$5,000                   | \$5,000                |
| Attorney Fees (KE Law Group)                     | \$20,000               | \$15,507              | \$4,493                 | \$20,000                  | \$20,000               |
| Dissemination Agent (GMS)                        | \$1,100                | \$825                 | \$275                   | \$1,100                   | \$1,100                |
| Annual Audit (Berger)                            | \$3,500                | \$3,050               | \$0                     | \$3,050                   | \$3,140                |
| Management Fees (GMS)                            | \$47,386               | \$35,539              | \$11,847                | \$47,386                  | \$49,755               |
| Computer Time                                    | \$1,200                | \$900                 | \$300                   | \$1,200                   | \$1,200                |
| Travel & Per Diem                                | \$100                  | \$0                   | \$100                   | \$100                     | \$100                  |
| Telephone  | \$250                  | \$226                 | \$24                    | \$250                     | \$250                  |
| Postage  | \$300                  | \$870                 | \$100                   | \$970                     | \$300                  |
| Printing & Binding                               | \$750                  | \$289                 | \$461                   | \$750                     | \$750                  |
| Meeting Room                                     | \$1,290                | \$860                 | \$430                   | \$1,290                   | \$1,290                |
| Insurance  | \$7,639                | \$7,530               | \$0                     | \$7,530                   | \$8,660                |
| Legal Advertising                                | \$1,000                | \$896                 | \$104                   | \$1,000                   | \$1,000                |
| Other Current Charges                            | \$4,200                | \$607                 | \$270                   | \$877                     | \$4,200                |
| Office Supplies                                  | \$150                  | \$82                  | \$68                    | \$150                     | \$150                  |
| Website Administration                           | \$400                  | \$0                   | \$400                   | \$400                     | \$400                  |
| Dues, Licenses & Subscriptions (DEO)             | \$175                  | \$175                 | \$0                     | \$175                     | \$175                  |
| <b>Total Administrative</b>                      | <b>\$110,799</b>       | <b>\$76,794</b>       | <b>\$30,362</b>         | <b>\$107,156</b>          | <b>\$113,829</b>       |
| <b><u>Maintenance</u></b>                        |                        |                       |                         |                           |                        |
| Insurance (FIA)                                  | \$8,616                | \$8,948               | \$0                     | \$8,948                   | \$10,290               |
| Utilities - Irrigation (JEA)                     | \$18,428               | \$6,276               | \$2,400                 | \$8,676                   | \$11,750               |
| Field Operations Management (new Vesta Property) | \$26,265               | \$19,125              | \$6,375                 | \$25,500                  | \$27,053               |
| Security Service/Monitoring (Fidelity Security)  | \$34,000               | \$18,849              | \$5,400                 | \$24,249                  | \$34,000               |
| Landscape Maintenance (Yellowstone)              | \$57,900               | \$37,927              | \$12,879                | \$50,806                  | \$57,900               |
| Landscape Contingency                            | \$23,700               | \$5,255               | \$10,000                | \$15,255                  | \$23,700               |
| Lake Maintenance (Solitude)                      | \$10,164               | \$6,948               | \$2,316                 | \$9,264                   | \$10,672               |
| Irrigation Maintenance (Yellowstone)             | \$3,600                | \$8,565               | \$1,435                 | \$10,000                  | \$10,000               |
| Repairs & Replacements                           | \$15,000               | \$8,573               | \$6,427                 | \$15,000                  | \$15,000               |
| Refuse Service (Republic Services)               | \$9,696                | \$9,069               | \$3,483                 | \$12,552                  | \$11,400               |
| Stormwater User Fees                             | \$1,140                | \$0                   | \$1,140                 | \$1,140                   | \$1,140                |
| Animal Control                                   | \$14,280               | \$10,740              | \$4,260                 | \$15,000                  | \$15,000               |
| Contingency                                      | \$12,783               | \$0                   | \$3,000                 | \$3,000                   | \$13,000               |
| Reserve Funding-CY                               | \$0                    | \$86,000              | \$0                     | \$86,000                  | \$50,000               |
| <b>Total Maintenance</b>                         | <b>\$235,572</b>       | <b>\$226,275</b>      | <b>\$59,115</b>         | <b>\$285,390</b>          | <b>\$290,905</b>       |

# Wynnfield Lakes

## Community Development District

## General Fund

| Description   | Adopted Budget FY 2022 | Actual Thru 6/30/2022 | Projected Next 3 Months | Total Projected 9/30/2022 | Adopted Budget FY 2023 |
|---|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| <b><u>Amenity</u></b>                                     |                        |                       |                         |                           |                        |
| Amenity Center Management (Vesta Property)                | \$74,061               | \$53,928              | \$17,976                | \$71,904                  | \$76,283               |
| Facility Attendants (Vesta Property)                      | \$11,205               | \$8,159               | \$2,725                 | \$10,884                  | \$11,541               |
| General Facility Maintenance (Vesta Property)             | \$17,150               | \$12,488              | \$4,168                 | \$16,656                  | \$17,665               |
| Utilities - Electric (JEA)                                | \$16,500               | \$12,605              | \$4,500                 | \$17,105                  | \$16,500               |
| Utilities - Water & Sewer (JEA)                           | \$6,572                | \$3,671               | \$1,500                 | \$5,171                   | \$6,600                |
| Telephone/Internet & Cable (Comcast)                      | \$3,696                | \$2,915               | \$1,086                 | \$4,001                   | \$4,352                |
| Repairs & Replacements                                    | \$17,388               | \$4,254               | \$5,000                 | \$9,254                   | \$16,500               |
| Fitness Equipment Maintenance                             | \$1,360                | \$340                 | \$1,020                 | \$1,360                   | \$1,360                |
| Fitness Center Supplies                                   | \$1,000                | \$0                   | \$1,000                 | \$1,000                   | \$1,000                |
| Pool Maintenance (Vesta Property)                         | \$13,750               | \$10,733              | \$4,336                 | \$15,069                  | \$15,750               |
| Pool Chemicals (PoolSure)                                 | \$0                    | \$3,924               | \$2,881                 | \$6,805                   | \$9,525                |
| Janitorial Service/Supplies (Vesta Property)              | \$8,667                | \$6,311               | \$2,101                 | \$8,412                   | \$8,926                |
| Office Supplies / Mailings / Printings                    | \$1,250                | \$1,371               | \$300                   | \$1,671                   | \$1,250                |
| Operating Supplies  | \$0                    | \$1,025               | \$1,975                 | \$3,000                   | \$3,000                |
| Permit Fees   | \$1,500                | \$1,997               | \$0                     | \$1,997                   | \$1,500                |
| Special Events  | \$10,000               | \$9,505               | \$495                   | \$10,000                  | \$10,000               |
| Recreation Passes   | \$500                  | \$190                 | \$0                     | \$190                     | \$500                  |
| <b>Total Amenity</b>                                      | <b>\$184,599</b>       | <b>\$133,415</b>      | <b>\$51,064</b>         | <b>\$184,479</b>          | <b>\$202,251</b>       |
| <b>Total Expenditures</b>                                 | <b>\$530,970</b>       | <b>\$436,485</b>      | <b>\$140,541</b>        | <b>\$577,026</b>          | <b>\$606,986</b>       |
| Excess (deficiency) of revenues over (under) expenditures | \$0                    | \$132,034             | (\$140,036)             | (\$8,002)                 | (\$10,098)             |
| <b>Other Financing Sources/(Uses)</b>                     |                        |                       |                         |                           |                        |
| Interfund Transfer In/(Out) - DSF Excess Revenues         | \$0                    | \$8,002               | \$0                     | \$8,002                   | \$10,098               |
| <b>Total Other Financing Sources/(Uses)</b>               | <b>\$0</b>             | <b>\$8,002</b>        | <b>\$0</b>              | <b>\$8,002</b>            | <b>\$10,098</b>        |
| <b>Excess Revenues/(Expenditures)</b>                     | <b>\$0</b>             | <b>\$140,036</b>      | <b>(\$140,036)</b>      | <b>\$0</b>                | <b>\$0</b>             |

|   | FY 2021   | FY 2022   | FY 2023   | Total Increase |
|---|-----------|-----------|-----------|----------------|
| Net Assessment                          | \$528,955 | \$528,955 | \$594,873 | \$65,917       |
| Plus Collection Fees & Discounts (7.5%) | \$42,888  | \$42,888  | \$48,233  | \$5,345        |
| Gross Assessment                        | \$571,843 | \$571,843 | \$643,106 | \$71,262       |

| Description                   | No. of Units | FY 2022        |           | FY 2023        |           | Increase Gross per Unit |
|-------------------------------|--------------|----------------|-----------|----------------|-----------|-------------------------|
|                               |              | Gross per Unit | Total     | Gross per Unit | Total     |                         |
| Single Family                 | 372          | \$1,124.16     | \$418,189 | \$1,264.26     | \$470,303 | \$140.09                |
| Multi-Family                  | 204          | \$753.21       | \$153,654 | \$847.07       | \$172,802 | \$93.86                 |
| <b>Total Gross Assessment</b> |              |                | \$571,843 |                | \$643,106 |                         |

# Wynnfield Lakes

## Community Development District

### Exhibit "A" Allocation of Operating Reserve

| Description   | Amount      |
|---|-------------|
| Beginning Balance - Carry Forward Surplus (As of 10/1/2021) | \$286,325   |
| Estimated Excess Revenues (Expenditures) - FY 2022          | \$0         |
| Ending Balance (As of 09/30/2022)                           | \$286,325   |
| Less:   |             |
| Funding for First Quarter Operating Expenses                | (\$151,746) |
| Projected Additional Transfer to Capital Reserve            | (\$134,579) |
| Total Undesignated Cash as of 09/30/2022                    | (\$0)       |

**Revenues:**

**Interest Income**

The operating fund of the District will be invested in accordance with Investment Resolution 2005-11 adopted August 11, 2005 by the District.

**Special Assessments- On Roll**

The District will levy a non-ad-valorem assessment on all developable property within the District to fund all of the Operating & Maintenance Expenditures for the Fiscal Year.

**Clubhouse Income**

Represents estimated income from the rental of the Community Room.

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**Expenditures:**

**Administrative:**

**Supervisor Fees**

Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the six estimated meetings.

**FICA Expense**

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

**Engineering Fees**

The District's engineering firm, England, Thims & Miller, Inc. will be providing general engineering services to the District including, attendance, preparation for board meetings, review invoices, etc.

**Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2014 Special Assessment Refunding Bonds.

**Trustee Fees**

The District issued Series 2014 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Assessment Roll**

The District has contracted with GMS, LLC for the certifications of the District's annual maintenance and debt service assessments to the Duval County Tax Collector.

**Attorney Fees**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

**Administrative: (continued)**

**Dissemination Agent**

The District has contracted Governmental Management Services, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

**Computer Time**

The District processes all its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services, LLC.

**Travel & Per Diem**

Expenses the Board of Supervisors may incur due to attending a Wynnfield Lakes Community Development District meeting or other District related travel expenses.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Meeting Room**

Cost to rent seminar room.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Other Current Charges**

Monthly bank charges and monthly water cooler rental and supplies from Crystal Springs.

**Administrative: (continued)**

**Office Supplies**

Represents various office supplies purchase for the District.

**Website Administration**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Maintenance:**

**Insurance**

The District's Amenity Center property insurance policy is with Preferred Governmental Insurance Trust (PGIT). PGIT specializes in providing insurance coverage to governmental agencies.

**Utilities - Irrigation**

The District has various utility accounts with JEA for irrigation meter.

| <u>Vendor</u>  | <u>Location</u>           | <u>Monthly average</u> | <u>Annually</u> |
|----------------|---------------------------|------------------------|-----------------|
| JEA-Irrigation | 12319 Wynnfield Lakes Dr  | \$ 943.50              | \$11,322        |
| JEA-Irrigation | 12510 Diamond Springs Dr. | \$ 36.00               | \$ 428          |
| <b>Total</b>   |                           |                        | <b>\$11,750</b> |

**Field Operations Management**

The District receives contract administration services from Vesta Property Services to oversee the work performed by outside service providers and provide services within the district.

| <u>Description</u>      | <u>Monthly</u> | <u>Annually</u> |
|-------------------------|----------------|-----------------|
| Vesta Property Services | \$2,254.41     | \$27,053        |

**Security Service / Monitoring**

The District has contracted with Fidelity Security Operations, LLC to provide security services at the Amenity Center. Security Officer, Patrol Vehicle 3 patrols each night. Weekly cost \$420.00 and minimum 3 patrols each day weekly only weekly cost \$120. Calls for service \$25 per call.  
 Complimentary services included in the above rate are  
 24/7 camera monitoring in dispatch center  
 24/7 complimentary emergency response  
 24/7 dispatch center access  
 24/7 access management.



**Maintenance: (continued)**

**Landscape Maintenance**

Scheduled maintenance consists of edging, weed eating, weeding of beds, blowing mid or vacuuming and weeding of lawns, pruning, leaning litter, pesticide application, fertilization, irrigation repair and annuals. Replace of mulch and pine straw.

| <b><u>Vendor/Service</u></b> | <b><u>Monthly</u></b> | <b><u>Annually</u></b> |
|------------------------------|-----------------------|------------------------|
| Yellowstone-Maintenance      | \$4,324.98            | \$51,900               |
| Yellowstone-Mulch/Pine Straw |                       | <u>\$6,000</u>         |
| <b>Total</b>                 |                       | <b>\$57,900</b>        |

**Landscape Contingency**

Represents an unanticipated cost associated with the maintenance of mowing, edging, blowing, applying pest, tree removal and trimming and disease control chemicals to sod. The District may fund goose control as part of landscape contingency.

**Lake Maintenance**

The District has contracted with Solitude Lake Management, Inc. to maintain the water quality in all the lakes in Wynnfield Lakes Community Development District. The District may fund Midge (Blind Mosquito) eradication as part of Lake Maintenance

| <b><u>Vendor/Service</u></b> | <b><u>Monthly</u></b> | <b><u>Annually</u></b> |
|------------------------------|-----------------------|------------------------|
| Lake Doctors-Maintenance     | \$810                 | \$9,727                |
| Lake Doctors-Grass Carp      |                       | <u>\$ 945</u>          |
| <b>Total</b>                 |                       | <b>\$10,672</b>        |

**Irrigation Maintenance**

Miscellaneous irrigation repairs and maintenance.

**Repairs & Replacements**

Cost of routine repairs and replacements of the District's common areas.

**Refuse Service**

Garbage disposal service.

**Stormwater User Fees**

The District will incur expenses for stormwater usage fees.

**Animal Control**

The district contracted Goose Masters of Northeast Florida to provide weekly goose control services.

**Contingency**

Represents an unanticipated cost associated with the operation and maintenance of the District's Amenity Center and field operations.

**Reserve Funding-CY**

Represents funds needed for Capital Projects.

**Amenity:**

**Amenity Center Management**

The District receives services provided by Vesta Property Services, Inc to manage the Amenity Center facilities.

| <u>Description</u>      | <u>Monthly</u> | <u>Annually</u> |
|-------------------------|----------------|-----------------|
| Vesta Property Services | \$6,356.90     | \$76,283        |

**Facility Attendant**

Cost of attendant responsible for the daily operations of the facility provided by Vesta Property Services.

| <u>Description</u>      | <u>Monthly</u> | <u>Annually</u> |
|-------------------------|----------------|-----------------|
| Vesta Property Services | \$961.76       | \$11,541        |

**General Facility Maintenance**

Cost of routine repairs and maintenance of the District's Amenity Center and common areas.

| <u>Description</u>      | <u>Monthly</u> | <u>Annually</u> |
|-------------------------|----------------|-----------------|
| Vesta Property Services | \$1,472.04     | \$17,665        |

**Utilities - Electric**

The District has various utility accounts with JEA for lighting at the Amenity Center and has contracted with a security company for the monitoring of the emergency phone.

| <u>Vendor</u> | <u>Location</u>           | <u>Monthly average</u> | <u>Annually</u> |
|---------------|---------------------------|------------------------|-----------------|
| JEA-Electric  | 12319 Wynnfield Lakes Dr  | \$1,270                | \$15,241        |
| JEA-Electric  | 12397 Wynnfield Lakes apt | \$ 105                 | \$ 1,259        |
| <b>Total</b>  |                           |                        | <b>\$16,500</b> |

**Utilities - Water & Sewer**

The District has various utility accounts with JEA for water/sewer at the Amenity Center.

| <u>Vendor</u> | <u>Location</u>          | <u>Monthly average</u> | <u>Annually</u> |
|---------------|--------------------------|------------------------|-----------------|
| JEA-Water     | 12319 Wynnfield Lakes Dr | \$ 336                 | \$ 4,028        |
| JEA-Sewer     | 12319 Wynnfield Lakes Dr | \$ 214                 | \$ 2,572        |
| <b>Total</b>  |                          |                        | <b>\$ 6,600</b> |

**Telephone/Internet & Cable**

Services provided at the Amenity Center by Comcast.

**Repairs & Replacements**

Cost of routine repairs and replacements of the District's Amenity Center.

**Fitness Equipment Maintenance**

Southeast Fitness Repair is maintaining the fitness equipment.

**Fitness Center Supplies**

Supplies needed to stock the fitness center as well as cleaning supplies.

**Amenity: (continued)**

**Pool Maintenance**

The District has contracted with Vesta Property Services for the maintenance and chemicals of the Amenity Center Swimming Pool.

| <u>Description</u>      | <u>Monthly</u> | <u>Annually</u> |
|-------------------------|----------------|-----------------|
| Vesta Property Services | \$1,145.83     | \$13,750        |
| Repairs/supplies        |                | \$ 2,000        |
| <b>Total</b>            |                | <b>\$15,750</b> |

**Pool Chemicals**

PoolSure provides the chemicals for the Amenity Center Swimming Pool.

| <u>Description</u> | <u>Monthly</u> | <u>Annually</u> |
|--------------------|----------------|-----------------|
| Chemicals          | \$ 793.75      | \$ 9,525        |

**Janitorial Service**

The District has contracted with Vesta Property Services, Inc. to provide janitorial services and supplies for the Amenity Center.

| <u>Description</u>      | <u>Monthly</u> | <u>Annually</u> |
|-------------------------|----------------|-----------------|
| Vesta Property Services | \$ 751.46      | \$ 8,926        |

**Office Supplies / Mailings / Printings**

Consists of mailings to residents, etc.

**Operating Supplies**

Purchase of supplies for the District's pool, clubhouse, etc

**Permit Fees**

Represents Permit Fees for ASCAP, SESAC and Department of Health for the swimming pool permit.

**Special Events**

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year.

**Recreation Passes**

Represents the estimated cost for access cards to the District's Amenity Center.

**Other Financing Sources/(Uses)**

**Interfund Transfer-In/(Out) DSF Excess Revenues**

Pursuant to Section 4.02. of the Master Indenture, the District should receive any moneys in excess on the Series 2014 Revenue Account after the last Interest Payment Date (November 1st) in any calendar year.

# Wynnfield Lakes

Community Development District

## Debt Service Fund

### Series 2014 Special Assessment Refunding Bonds

| Description  | Adopted Budget<br>FY 2022 | Actual Thru<br>6/30/2022 | Projected Next<br>3 Months | Total Projected<br>9/30/2022 | Adopted Budget<br>FY 2023 |
|--|---------------------------|--------------------------|----------------------------|------------------------------|---------------------------|
| <b>Revenues</b>  |                           |                          |                            |                              |                           |
| Carry Forward Surplus <sup>(1)</sup>                         | \$126,655                 | \$126,617                | \$0                        | \$126,617                    | \$125,680                 |
| Interest Income  | \$0                       | \$160                    | \$15                       | \$175                        | \$0                       |
| Special Assessments - On Roll                                | \$517,894                 | \$519,177                | \$0                        | \$519,177                    | \$517,894                 |
| <b>Total Revenues</b>  | <b>\$644,549</b>          | <b>\$645,954</b>         | <b>\$15</b>                | <b>\$645,969</b>             | <b>\$643,573</b>          |
| <b>Expenditures</b>  |                           |                          |                            |                              |                           |
| <u>Series 2014</u>   |                           |                          |                            |                              |                           |
| Interest - 11/01   | \$118,644                 | \$118,644                | \$0                        | \$118,644                    | \$114,175                 |
| Interest - 05/01   | \$118,644                 | \$118,644                | \$0                        | \$118,644                    | \$114,175                 |
| Principal - 05/01  | \$275,000                 | \$275,000                | \$0                        | \$275,000                    | \$290,000                 |
| <b>Total Expenditures</b>                                    | <b>\$512,288</b>          | <b>\$512,288</b>         | <b>\$0</b>                 | <b>\$512,288</b>             | <b>\$518,350</b>          |
| Excess (deficiency) of revenues<br>over (under) expenditures | \$132,261                 | \$133,667                | \$15                       | \$133,682                    | \$125,223                 |
| <b>Other Financing Sources/(Uses)</b>                        |                           |                          |                            |                              |                           |
| Interfund Transfer In / (out) - DSF Excess Revenues          | \$0                       | (\$8,002)                | \$0                        | (\$8,002)                    | (\$10,098)                |
| <b>Total Other Financing Sources/(Uses)</b>                  | <b>\$0</b>                | <b>(\$8,002)</b>         | <b>\$0</b>                 | <b>(\$8,002)</b>             | <b>(\$10,098)</b>         |
| <b>Excess Revenues/(Expenditures)</b>                        | <b>\$132,261</b>          | <b>\$125,665</b>         | <b>\$15</b>                | <b>\$125,680</b>             | <b>\$115,125</b>          |
|  |                           |                          |                            | 11/1/23 Interest payment     | <b>\$109,100</b>          |

| Parcel                       | Unit Count | Assessment | Total               |
|------------------------------|------------|------------|---------------------|
| Single Family                | 368        | \$1,518.48 | \$558,800.64        |
| Single Family <sup>(2)</sup> | 1          | \$1,084.32 | \$1,084.32          |
| Multi-Family <sup>(3)</sup>  | 206        | \$0.00     | \$0.00              |
| <b>Total</b>                 | <b>575</b> |            | <b>\$559,884.96</b> |

|   |                     |
|---|---------------------|
| Net Assessment                          | \$517,893.59        |
| Plus Collection Fees & Discounts (7.5%) | \$41,991.37         |
| <b>Gross Assessment</b>                 | <b>\$559,884.96</b> |

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

<sup>(2)</sup> One single family assessment has paid off their debt assessment.

<sup>(3)</sup> Multi-Family Unit assessments were prepaid with a Special Call on May 1, 2008.

**Wynnfield Lakes**  
**Community Development District**  
Series 2014 Special Assessment Refunding Bonds

**AMORTIZATION SCHEDULE**

| <b>DATE</b> | <b>BALANCE</b> | <b>PRINCIPAL</b> | <b>INTEREST</b> | <b>TOTAL</b>   |
|-------------|----------------|------------------|-----------------|----------------|
| 05/01/22    | \$5,640,000.00 | \$275,000.00     | \$118,643.75    | \$512,287.50   |
| 11/01/22    | \$5,365,000.00 | \$0.00           | \$114,175.00    | \$0.00         |
| 05/01/23    | \$5,365,000.00 | \$290,000.00     | \$114,175.00    | \$518,350.00   |
| 11/01/23    | \$5,075,000.00 | \$0.00           | \$109,100.00    | \$0.00         |
| 05/01/24    | \$5,075,000.00 | \$300,000.00     | \$109,100.00    | \$518,200.00   |
| 11/01/24    | \$4,775,000.00 | \$0.00           | \$103,662.50    | \$0.00         |
| 05/01/25    | \$4,775,000.00 | \$310,000.00     | \$103,662.50    | \$517,325.00   |
| 11/01/25    | \$4,465,000.00 | \$0.00           | \$97,850.00     | \$0.00         |
| 05/01/26    | \$4,465,000.00 | \$325,000.00     | \$97,850.00     | \$520,700.00   |
| 11/01/26    | \$4,140,000.00 | \$0.00           | \$91,350.00     | \$0.00         |
| 05/01/27    | \$4,140,000.00 | \$340,000.00     | \$91,350.00     | \$522,700.00   |
| 11/01/27    | \$3,800,000.00 | \$0.00           | \$84,125.00     | \$0.00         |
| 05/01/28    | \$3,800,000.00 | \$350,000.00     | \$84,125.00     | \$518,250.00   |
| 11/01/28    | \$3,450,000.00 | \$0.00           | \$76,687.50     | \$0.00         |
| 05/01/29    | \$3,450,000.00 | \$365,000.00     | \$76,687.50     | \$518,375.00   |
| 11/01/29    | \$3,085,000.00 | \$0.00           | \$68,931.25     | \$0.00         |
| 05/01/30    | \$3,085,000.00 | \$385,000.00     | \$68,931.25     | \$522,862.50   |
| 11/01/30    | \$2,700,000.00 | \$0.00           | \$60,750.00     | \$0.00         |
| 05/01/31    | \$2,700,000.00 | \$400,000.00     | \$60,750.00     | \$521,500.00   |
| 11/01/31    | \$2,300,000.00 | \$0.00           | \$51,750.00     | \$0.00         |
| 05/01/32    | \$2,300,000.00 | \$420,000.00     | \$51,750.00     | \$523,500.00   |
| 11/01/32    | \$1,880,000.00 | \$0.00           | \$42,300.00     | \$0.00         |
| 05/01/33    | \$1,880,000.00 | \$440,000.00     | \$42,300.00     | \$524,600.00   |
| 11/01/33    | \$1,440,000.00 | \$0.00           | \$32,400.00     | \$0.00         |
| 05/01/34    | \$1,440,000.00 | \$460,000.00     | \$32,400.00     | \$524,800.00   |
| 11/01/34    | \$980,000.00   | \$0.00           | \$22,050.00     | \$0.00         |
| 05/01/35    | \$980,000.00   | \$480,000.00     | \$22,050.00     | \$524,100.00   |
| 11/01/35    | \$500,000.00   | \$0.00           | \$11,250.00     | \$0.00         |
| 05/01/36    | \$500,000.00   | \$500,000.00     | \$11,250.00     | \$522,500.00   |
|             |                | \$5,365,000.00   | \$1,932,762.50  | \$7,297,762.50 |

# Wynnfield Lakes

Community Development District

Capital Reserve Fund

| Description  | Adopted Budget<br>FY 2022 | Actual Thru<br>6/30/2022 | Projected Next<br>3 Months | Total Projected<br>9/30/2022 | Adopted Budget<br>FY 2023 |
|--|---------------------------|--------------------------|----------------------------|------------------------------|---------------------------|
| <b>Revenues</b>  |                           |                          |                            |                              |                           |
| Carry Forward Surplus  | \$196,395                 | \$106,163                | \$0                        | \$106,163                    | \$91,638                  |
| Capital Reserve Funding - Transfer In                        | \$0                       | \$86,000                 | \$0                        | \$86,000                     | \$50,000                  |
| Interest Income  | \$200                     | \$99                     | \$5                        | \$104                        | \$50                      |
| <b>Total Revenues</b>  | <b>\$196,595</b>          | <b>\$192,262</b>         | <b>\$5</b>                 | <b>\$192,267</b>             | <b>\$141,688</b>          |
| <b>Expenditures</b>  |                           |                          |                            |                              |                           |
| Capital Outlay   | \$100,000                 | \$59,326                 | \$40,674                   | \$100,000                    | \$100,000                 |
| Other Current Charges  | \$600                     | \$367                    | \$262                      | \$629                        | \$600                     |
| <b>Total Expenditures</b>                                    | <b>\$100,600</b>          | <b>\$59,693</b>          | <b>\$40,936</b>            | <b>\$100,629</b>             | <b>\$100,600</b>          |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>\$95,995</b>           | <b>\$132,569</b>         | <b>(\$40,931)</b>          | <b>\$91,638</b>              | <b>\$41,088</b>           |
| <b>Other Financing Sources/(Uses)</b>                        |                           |                          |                            |                              |                           |
| <b>Ending Fund Balance</b>                                   | <b>\$95,995</b>           | <b>\$132,569</b>         | <b>(\$40,931)</b>          | <b>\$91,638</b>              | <b>\$41,088</b>           |