

Wynnfield Lakes
Community Development District

Adopted Budget
FY 2026



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Wynnfield Lakes
Community Development District
Adopted Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

REVENUES:

Special Assessments - On Roll	\$ 659,082	\$ 660,861	\$ -	\$ 660,861	\$ 659,082
Interest income	10,000	19,236	6,000	25,236	10,000
Clubhouse Income	2,000	5,170	4,900	10,070	2,530
Carry Forward Surplus	-	-	-	-	16,756
TOTAL REVENUES	\$ 671,082	\$ 685,267	\$ 10,900	\$ 696,167	\$ 688,368

EXPENDITURES:

Administrative

Supervisor Fees	\$ 6,000	\$ 3,800	\$ 2,000	\$ 5,800	\$ 6,000
FICA Taxes	459	291	153	444	459
Engineering	10,500	27,483	5,000	32,483	10,500
Attorney (KVV)	20,000	22,851	8,000	30,851	20,000
Annual Audit (Berger)	3,300	3,300	-	3,300	3,300
Assessment Administration (GMS)	5,408	5,408	-	5,408	5,305
Arbitrage Rebate (Grau)	600	-	600	600	600
Dissemination Agent (GMS)	1,190	893	297	1,190	1,167
Trustee Fees (US Bank)	4,800	-	4,800	4,800	5,215
Management Fees (GMS)	53,810	40,358	13,453	53,810	55,424
Information Technology	1,600	1,200	400	1,600	1,800
Website Maintenance	800	600	200	800	1,000
Telephone	250	-	50	50	250
Postage & Delivery	300	161	50	211	300
Travel & Per Diem	100	-	25	25	100
Meeting Room	1,500	1,000	500	1,500	1,500
Insurance General Liability	9,635	8,965	-	8,965	10,091
Printing & Binding	750	506	150	656	750
Legal Advertising	1,000	533	530	1,063	1,000
Other Current Charges	1,000	449	180	629	882
Office Supplies	150	-	50	50	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 123,326	\$ 117,971	\$ 36,438	\$ 154,409	\$ 125,968

Operations & Maintenance

Field Expenditures

Property Insurance (FIA)	\$ 18,336	\$ 16,128	\$ -	\$ 16,128	\$ 17,418
Utilities - Irrigation (JEA)	6,000	7,689	2,311	10,000	10,000
Field Operations Management (Vesta Property)	28,700	21,525	7,175	28,700	29,561
Security Service/Monitoring (Fidelity Security)	58,840	47,874	19,518	67,392	58,840
Landscape Maintenance (Bland Landscaping)	67,692	51,482	17,158	68,640	68,640
Landscape Contingency	21,835	3,408	10,000	13,408	21,835
Lake Maintenance (Solitude)	10,665	6,948	2,316	9,264	10,665
Irrigation Maintenance (Kohen)	10,000	5,857	4,143	10,000	10,000
Repairs & Replacements	12,500	1,005	3,148	4,153	12,500
Refuse Service (Waste Management)	3,044	2,277	870	3,147	3,600
Stormwater User Fees	1,140	-	1,140	1,140	1,140
Animal Control	15,000	12,534	3,735	16,269	15,100
Contingency	10,000	629	500	1,129	10,000
TOTAL FIELD EXPENDITURES	\$ 263,751	\$ 177,357	\$ 72,014	\$ 249,371	\$ 269,299

Wynnfield Lakes
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>Amenity Expenditures</u>					
Amenity Center Management (Vesta Property)	\$ 80,925	\$ 60,694	\$ 20,231	\$ 80,925	\$ 83,353
Facility Attendants (Vesta Property)	12,250	9,187	3,062	12,250	12,618
General Facility Maintenance (Vesta Property)	18,740	14,055	4,685	18,740	19,302
Utilities - Electric (JEA)	15,000	8,987	3,300	12,287	15,000
Utilities - Water & Sewer (JEA)	6,600	3,607	1,800	5,407	6,600
Telephone/Internet & Cable (Comcast)	5,208	4,440	1,458	5,898	5,760
Repairs & Replacements	10,880	10,085	4,915	15,000	15,000
Fitness Equipment Maintenance	1,360	983	340	1,323	1,360
Fitness Center Supplies	1,000	105	895	1,000	1,000
Pool Maintenance (Vesta Property)	15,022	11,266	3,755	15,022	15,473
Pool Chemicals (PoolSure)	9,600	8,820	4,200	13,020	15,000
Janitorial Service/Supplies (Vesta Property)	9,470	7,103	2,368	9,470	9,754
Office Supplies / Mailings / Printings	1,250	426	300	726	1,250
Operating Supplies	4,500	2,392	1,500	3,892	4,500
Permit Fees	1,700	1,747	-	1,747	1,800
Special Events	10,000	6,989	3,011	10,000	10,000
Recreation Passes	500	200	300	500	500
Holiday Lighting	5,000	3,400	-	3,400	5,000
TOTAL AMENITY EXPENDITURES	\$ 209,005	\$ 154,486	\$ 56,120	\$ 210,606	\$ 223,269
TOTAL EXPENDITURES	\$ 596,082	\$ 449,814	\$ 164,571	\$ 614,386	\$ 618,535
<u>Other Sources/(Uses)</u>					
Interfund Transfer In/(Out)	\$ 25,000	\$ 34,975	\$ -	\$ 34,975	\$ 30,000
Capital Reserve Funding - Transfer Out	(100,000)	(100,000)	-	(100,000)	(99,833)
TOTAL OTHER SOURCES/(USES)	\$ (75,000)	\$ (65,025)	\$ -	\$ (65,025)	\$ (69,833)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 170,428	\$ (153,671)	\$ 16,756	\$ -

Parcel	Assessable Units	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
Single Family	372	\$ 521,070.10	\$ 1,400.73	\$ 1,400.73	\$ -
Multi Family	204	\$ 191,451.24	\$ 938.49	\$ 938.49	\$ -
TOTAL	576	\$ 712,521			

Gross Assessment	\$ 712,521.34
Less Collection Fees & Discounts (7.5%)	\$ 53,439.10
Net Assessment	\$ 659,082.24

Wynnfield Lakes
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Interest Income	\$ 11,115	\$ 7,447	\$ 1,673	\$ 9,120	\$ 10,909
Carry Forward Balance	207,099	159,620	-	159,620	245,173
TOTAL REVENUES	\$ 218,214	\$ 167,067	\$ 1,673	\$ 168,740	\$ 256,083

EXPENDITURES:

Entry Sign	\$ 20,420	\$ -	\$ -	\$ -	\$ -
Exterior Wall Lights	3,781	-	-	-	-
Office Furniture & Equipment	4,538	-	-	-	-
Parking Lot Paver Maintenance	4,538	-	-	-	-
Pendent Lights at Open Deck Area	8,471	-	-	-	-
Pickle Ball Court Resurfacing	6,655	-	-	-	-
Security Camera System	10,891	-	-	-	-
Holiday Lights	-	12,550	-	12,550	-
Pool Furniture	-	10,292	-	10,292	-
Parking Lot	-	-	-	-	70,358
Other Current Charges	600	545	180	725	800
TOTAL EXPENDITURES	\$ 59,894	\$ 23,387	\$ 180	\$ 23,567	\$ 71,158

Other Sources/(Uses)

Capital Reserve Funding - Transfer In	100,000	100,000	-	100,000	99,833
TOTAL OTHER SOURCES/(USES)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 99,833
EXCESS REVENUES (EXPENDITURES)	\$ 258,320	\$ 243,680	\$ 1,493	\$ 245,173	\$ 284,758

Capital Reserve Study

General

Description	FY 2026- Reserve Study
Reserves Beginning of Year	\$ 381,612
Contributions	52,386
Interest Income	10,909
Expenditures	(70,358)
Anticipated Balance	\$ 374,550

Budget Fiscal Year 2026

Description	Budget FY2026
Reserves Beginning of Year	\$ 245,173
Contributions	99,833
Interest Income	10,909
Expenditures	(71,158)
Anticipated Balance	\$ 284,758

Variance Reserve Study Vs Actual	(\$89,792)
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Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Clubhouse Income

Represents estimated income from the rental of the Community Room.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS-NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

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

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with GMS-NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS-NF, LLC.

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

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.

Meeting Room

Cost to rent seminar room for meetings.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Maintenance

Property 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.

Vendor	Service	Location
JEA	Irrigation	12319 Wynnfield Lakes Dr
JEA	Irrigation	12510 Diamond Springs Dr

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.

Vendor	Monthly fee	Annually
Vesta Property Services	\$2,463	\$29,561

Wynnfield Lakes

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures – Maintenance (continued)

Security Service / Monitoring

The District has contracted with Fidelity Security Operations, LLC to provide Onsite security Guard Duty. Guards 5 nights a week.

Vendor	Service	bi-weekly	Annually
Fidelity Security Operatons	Guard Service	\$2,263	\$58,840

Landscape Maintenance

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

Vendor	Service	Monthly fee	Annually
Bland Landscaping	Maintenance	\$5,720	\$68,640

Landscape Contingency

Represents an unanticipated cost associated with the maintenance of mowing, edging, applying pest, tree removal and trimming and disease control chemicals to sod.

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.

Vendor	Service	Monthly fee	Annually
Solitude	Maintenance	\$810	\$9,720
Solitude	Grass Carp	\$0	\$945
Total			\$10,665

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

Expenditures – Amenity

Amenity Center Management

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$6,946	\$83,353

Facility Attendant

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,051	\$12,618

General Facility Maintenance

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,609	\$19,302

Wynnfield Lakes

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures – Amenity (continued)

Utility - 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.

Vendor	Service	Location
JEA	Electric	12319 Wynnfield Lakes Dr
JEA	Electric	12397 Wynnfield Lakes apt

Utility - Water & Sewer

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

Vendor	Service	Location
JEA	Water	12319 Wynnfield Lakes Dr
JEA	Sewer	12319 Wynnfield Lakes Dr

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

Pool Maintenance

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,289	\$15,473

Pool Chemicals

PoolSure provides the chemicals for the Amenity Center Swimming Pool.

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,250	\$15,000

Janitorial Service/Supplies

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

Vendor	Monthly fee	Annually
Vesta Property Services	\$813	\$9,754

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.

Holiday Lighting

Holiday lighting throughout the District.

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2026

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.

Capital Reserve Funding - Transfer Out

Represents funds needed for Capital Projects.

Wynnfield Lakes
Community Development District
Adopted Budget
Debt Service Series 2014 Special Assessment Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 517,898	\$ 519,290	\$ -	\$ 519,290	\$ 517,894
Interest Earnings	10,000	19,513	1,087	20,600	10,000
Carry Forward Surplus ⁽¹⁾	131,724	133,993	-	133,993	121,583

TOTAL REVENUES	\$ 659,622	\$ 672,796	\$ 1,087	\$ 673,883	\$ 649,476
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EXPENDITURES:

Interest - 11/01	\$ 103,663	\$ 103,663	\$ -	\$ 103,663	\$ 97,850
Interest - 05/01	103,663	103,663	-	103,663	97,850
Principal - 05/01	310,000	310,000	-	310,000	325,000

TOTAL EXPENDITURES	\$ 517,325	\$ 517,325	\$ -	\$ 517,325	\$ 520,700
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ (25,000)	\$ (34,975)	\$ -	\$ (34,975)	\$ (30,000)
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TOTAL OTHER SOURCES/(USES)	\$ (25,000)	\$ (34,975)	\$ -	\$ (34,975)	\$ (30,000)
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EXCESS REVENUES (EXPENDITURES)	\$ 117,297	\$ 120,496	\$ 1,087	\$ 121,583	\$ 98,776
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 91,350

Parcel	Assessable Units	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
Single Family	368	\$ 558,800.64	\$ 1,518.48	\$ 1,518.48	\$ -
Single Family (prepaid partial)	1	\$ 1,084.32	\$ 1,084.32	\$ 1,084.32	\$ -
Multi-Family ⁽²⁾	206	\$ -	\$ -	\$ -	\$ -
Total	575	\$ 559,885			

Gross Assessment	\$ 559,884.96
Less Collection Fees & Discounts (7.5%)	\$ 41,991.37
Net Assessment	\$ 517,893.59

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

⁽²⁾ Multi-Family Unit assessments were prepaid with a Special Call on May 1, 2008.

Wynnfield Lakes
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2014 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/18	\$ 6,475,000	2.250%	\$ 5,000	\$ 129,444	\$ 134,444
05/01/19	6,470,000	2.250%	280,000	87,088	
11/01/19	6,190,000		5,000	83,938	456,025
05/01/20	6,185,000	2.625%	270,000	93,838	
11/01/20	5,915,000		5,000	90,294	459,131
05/01/21	5,910,000	3.000%	270,000	100,644	
11/01/21	5,640,000		-	96,594	467,238
05/01/22	5,640,000	3.250%	275,000	107,394	
11/01/22	5,365,000		-	102,925	485,319
05/01/23	5,365,000	3.500%	290,000	114,175	
11/01/23	5,075,000		-	109,100	513,275
05/01/24	5,075,000	3.625%	300,000	109,100	
11/01/24	4,775,000		-	103,663	512,763
05/01/25	4,775,000	3.750%	310,000	103,663	
11/01/25	4,465,000		-	97,850	511,513
05/01/26	4,465,000	4.000%	325,000	97,850	
11/01/26	4,140,000		-	91,350	514,200
05/01/27	4,140,000	4.250%	340,000	91,350	
11/01/27	3,800,000		-	84,125	515,475
05/01/28	3,800,000	4.250%	350,000	84,125	
11/01/28	3,450,000		-	76,688	510,813
05/01/29	3,450,000	4.250%	365,000	76,688	
11/01/29	3,085,000		-	68,931	510,619
05/01/30	3,085,000	4.250%	385,000	68,931	
11/01/30	2,700,000		-	60,750	514,681
05/01/31	2,700,000	4.500%	400,000	60,750	
11/01/31	2,300,000		-	51,750	512,500
05/01/32	2,300,000	4.500%	420,000	51,750	
11/01/32	1,880,000		-	42,300	514,050
05/01/33	1,880,000	4.500%	440,000	42,300	
11/01/33	1,440,000		-	32,400	514,700
05/01/34	1,440,000	4.500%	460,000	32,400	
11/01/34	980,000		-	22,050	514,450
05/01/35	980,000	4.500%	480,000	22,050	
11/01/35	500,000		-	11,250	513,300
05/01/36	500,000	4.500%	500,000	11,250	511,250
Total			\$ 6,475,000	\$ 2,710,744	\$ 9,185,744

Wynnfield Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2014	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family	372	369	\$1,400.73	\$1,400.73	\$0.00	\$1,518.48	\$1,518.48	\$0.00	\$2,919.21	\$2,919.21	\$0.00
Multi Family	204	0	\$938.49	\$938.49	\$0.00	\$0.00	\$0.00	\$0.00	\$938.49	\$938.49	\$0.00
Total	576	369									