

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Wynnfield Lakes Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, as amended, being situated entirely within the City of Jacksonville, Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, Florida Statutes, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Wynnfield

Lakes Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 19, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$795,104
DEBT SERVICE FUND SERIES 2014 REFUNDING BONDS	\$659,622
CAPITAL RESERVE FUND	\$169,765
TOTAL ALL FUNDS	\$1,624,491

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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 adoption.

PASSED AND ADOPTED this 19th day of November 2025.

ATTEST:

**WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary

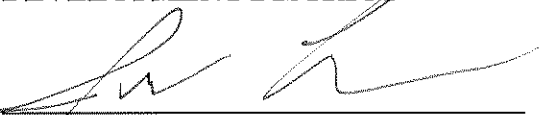

Chairperson, Board of Supervisors
Asst Secretary

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget



Wynnfield Lakes
Community Development District

Budget Amendment
FY 2025

GMS



Wynnfield Lakes
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/25	Adopted Budget FY2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
REVENUES:				
Special Assessments - On Roll	\$ 660,861	\$ 659,082	\$ 1,779	\$ 660,861
Interest Income	24,939	10,000	15,000	25,000
Clubhouse Income	11,432	2,000	9,500	11,500
Carry Forward Surplus	-	-	97,743	97,743
TOTAL REVENUES	\$ 697,232	\$ 671,082	\$ 124,022	\$ 795,104
EXPENDITURES:				
Administrative				
Supervisor Fees	\$ 6,600	\$ 6,000	\$ 600	\$ 6,600
FICA Taxes	505	459	46	505
Engineering	44,668	10,500	40,000	50,500
Attorney (KVW)	39,948	20,000	20,000	40,000
Annual Audit (Berger)	3,300	3,300	-	3,300
Assessment Administration (GMS)	5,408	5,408	-	5,408
Arbitrage Rebate (Grau)	550	600	(50)	550
Dissemination Agent (GMS)	1,190	1,190	-	1,190
Trustee Fees (US Bank)	4,800	4,800	-	4,800
Management Fees (GMS)	53,810	53,810	-	53,810
Information Technology	1,600	1,600	-	1,600
Website Maintenance	800	800	-	800
Telephone	-	250	(250)	-
Postage & Delivery	210	300	-	300
Travel & Per Diem	1,295	100	1,195	1,295
Meeting Room	1,750	1,500	250	1,750
Insurance General Liability	8,965	9,635	(670)	8,965
Printing & Binding	823	750	73	823
Legal Advertising	4,153	1,000	3,153	4,153
Other Current Charges	640	1,000	-	1,000
Contingency	25,026	-	30,000	30,000
Office Supplies	0	150	(150)	0
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	\$ 206,216	\$ 123,326	\$ 94,197	\$ 217,523
Operations & Maintenance				
Field Expenditures				
Property Insurance (FIA)	\$ 16,128	\$ 18,336	\$ (2,208)	\$ 16,128
Utilities - Irrigation (JEA)	12,229	6,000	6,229	12,229
Field Operations Management (Vesta Property)	28,700	28,700	0	28,700
Security Service/Monitoring (Fidelity Security)	67,355	58,840	8,515	67,355
Landscape Maintenance (Bland Landscaping)	68,645	67,692	2,308	70,000
Landscape Contingency	15,794	21,835	-	21,835
Lake Maintenance (Solitude)	9,264	10,665	-	10,665
Irrigation Maintenance (Kohen)	7,130	10,000	-	10,000
Repairs & Replacements	1,289	12,500	(5,000)	7,500
Refuse Service (Waste Management)	3,152	3,044	-	3,044
Stormwater User Fees	-	1,140	(1,140)	-
Animal Control	16,654	15,000	1,654	16,654
Contingency	719	10,000	10,000	20,000
TOTAL FIELD EXPENDITURES	\$ 247,059	\$ 263,751	\$ 20,358	\$ 284,109

Wynnfield Lakes
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/25	Adopted Budget FY2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
<u>Amenity Expenditures</u>				
Amenity Center Management (Vesta Property)	\$ 80,925	\$ 80,925	\$ -	\$ 80,925
Facility Attendants (Vesta Property)	12,250	12,250	-	12,250
General Facility Maintenance (Vesta Property)	19,245	18,740	-	18,740
Utilities - Electric (JEA)	12,262	15,000	-	15,000
Utilities - Water & Sewer (JEA)	5,444	6,600	-	6,600
Telephone/Internet & Cable (Comcast)	6,233	5,208	1,025	6,233
Repairs & Replacements	11,101	10,880	5,000	15,880
Fitness Equipment Maintenance	2,283	1,360	923	2,283
Fitness Center Supplies	105	1,000	(895)	105
Pool Maintenance (Vesta Property)	15,022	15,022	-	15,022
Pool Chemicals (PoolSure)	12,967	9,600	3,367	12,967
Janitorial Service/Supplies (Vesta Property)	9,470	9,470	-	9,470
Office Supplies / Mailings / Printings	567	1,250	-	1,250
Operating Supplies	4,225	4,500	-	4,500
Permit Fees	1,747	1,700	47	1,747
Special Events	8,711	10,000	-	10,000
Recreation Passes	200	500	-	500
Holiday Lighting	3,400	5,000	-	5,000
TOTAL AMENITY EXPENDITURES	\$ 206,157	\$ 209,005	\$ 9,467	\$ 218,472
TOTAL EXPENDITURES	\$ 659,431	\$ 596,082	\$ 124,022	\$ 720,104
<u>Other Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ 34,975	\$ 25,000	\$ -	\$ 25,000
Capital Reserve Funding - Transfer Out	(100,000)	(100,000)	-	(100,000)
TOTAL OTHER SOURCES/(USES)	\$ (65,025)	\$ (75,000)	\$ -	\$ (75,000)
EXCESS REVENUES (EXPENDITURES)	\$ (27,224)	\$ -	\$ -	\$ -

Wynnfield Lakes
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Actuals Thru 9/30/25	Adopted Budget FY2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
REVENUES:				
Interest Income	\$ 10,145	\$ 11,115	\$ (970)	\$ 10,145
Carry Forward Balance	159,620	207,099	(47,479)	159,620
TOTAL REVENUES	\$ 169,765	\$ 218,214	\$ (48,449)	\$ 169,765
EXPENDITURES:				
Entry Sign	\$ -	\$ 20,420	\$ (20,420)	\$ -
Exterior Wall Lights	-	3,781	(3,781)	-
Office Furniture & Equipment	-	4,538	(4,538)	-
Parking Lot Paver Maintenance	-	4,538	(4,538)	-
Pendent Lights at Open Deck Area	-	8,471	(8,471)	-
Pickle Ball Court Resurfacing	-	6,655	(6,655)	-
Security Camera System	-	10,891	(10,891)	-
Holiday Lights	12,550	-	12,550	12,550
Pool Furniture	10,292	-	10,292	10,292
Other Current Charges	744	600	144	744
TOTAL EXPENDITURES	\$ 23,585	\$ 59,894	\$ (36,309)	\$ 23,585
Other Sources/(Uses)				
Capital Reserve Funding - Transfer In	100,000	100,000	-	100,000
TOTAL OTHER SOURCES/(USES)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
EXCESS REVENUES (EXPENDITURES)	\$ 246,180	\$ 258,320	\$ (12,141)	\$ 246,180