

Wynnfield Lakes
Community Development District

Adopted Budget
FY 2027



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Wynnfield Lakes
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 659,082	\$ 661,673	\$ -	\$ 661,673	\$ 659,083
Interest income	10,000	15,173	4,800	19,973	8,000
Clubhouse Income	2,530	4,199	4,000	8,199	5,000
Carry Forward Surplus	16,756	91,616	-	91,616	62,786

TOTAL REVENUES	\$ 688,368	\$ 772,661	\$ 8,800	\$ 781,461	\$ 734,869
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 6,000	\$ 5,200	\$ 1,000	\$ 6,200	\$ 6,000
FICA Taxes	459	398	77	474	459
Engineering	10,500	4,039	6,461	10,500	10,815
Attorney (KVW)	20,000	22,782	2,218	25,000	25,000
Annual Audit (Berger)	3,300	3,300	-	3,300	3,600
Assessment Administration (GMS)	5,305	5,305	-	5,305	5,623
Arbitrage Rebate (Gru)	600	-	600	600	600
Dissemination Agent (GMS)	1,167	975	192	1,167	1,237
Trustee Fees (US Bank)	5,215	-	5,215	5,215	5,215
Management Fees (GMS)	55,424	41,568	13,856	55,424	58,749
Information Technology	1,800	1,350	450	1,800	1,854
Website Maintenance	1,000	750	250	1,000	1,060
Telephone	250	-	250	250	250
Postage & Delivery	300	183	50	233	300
Travel & Per Diem	100	1,091	50	1,141	100
Meeting Room	1,500	2,000	1,000	3,000	2,100
Insurance General Liability	10,091	9,502	-	9,502	10,452
Printing & Binding	750	302	100	402	750
Legal Advertising	1,000	3,471	500	3,971	1,700
Other Current Charges	882	818	270	1,088	883
Office Supplies	150	0	25	25	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 125,968	\$ 103,209	\$ 32,564	\$ 135,773	\$ 137,073
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Operations & Maintenance

Field Expenditures

Property Insurance (FIA)	\$ 17,418	\$ 15,650	\$ -	\$ 15,650	\$ 17,215
Utilities - Irrigation (JEA)	10,000	8,552	4,448	13,000	13,000
Field Operations Management (Vesta Property)	29,561	22,171	7,390	29,561	30,596
Security Service/Monitoring (Fidelity Security)	58,840	50,867	27,525	78,392	78,392
Landscape Maintenance (Bland Landscaping)	68,640	51,489	17,163	68,652	70,712
Landscape Contingency	21,835	15,384	6,451	21,835	21,835
Lake Maintenance (Solitude)	10,665	6,948	3,717	10,665	10,665
Irrigation Maintenance (Kohen)	10,000	6,899	3,101	10,000	10,000
Repairs & Replacements	12,500	2,536	9,964	12,500	12,500
Refuse Service (Waste Management)	3,600	2,910	690	3,600	3,600
Stormwater User Fees	1,140	-	1,140	1,140	1,140
Animal Control	15,100	12,406	2,694	15,100	15,100
Contingency	10,000	2,300	7,700	10,000	10,000

TOTAL FIELD EXPENDITURES	\$ 269,299	\$ 198,113	\$ 91,982	\$ 290,095	\$ 294,754
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Wynnfield Lakes
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<u>Amenity Expenditures</u>					
Amenity Center Management (Vesta Property)	\$ 83,353	\$ 62,514	\$ 20,838	\$ 83,352	\$ 86,270
Facility Attendants (Vesta Property)	12,618	9,464	3,155	12,618	13,060
General Facility Maintenance (Vesta Property)	19,302	14,477	4,826	19,302	19,978
Utilities - Electric (JEA)	15,000	9,277	5,723	15,000	15,000
Utilities - Water & Sewer (JEA)	6,600	4,029	2,571	6,600	6,600
Telephone/Internet & Cable (Comcast)	5,760	5,657	1,723	7,380	7,380
Repairs & Replacements	15,000	8,673	6,327	15,000	16,736
Fitness Equipment Maintenance	1,360	1,195	1,305	2,500	2,500
Fitness Center Supplies	1,000	-	1,000	1,000	1,000
Pool Maintenance (Vesta Property)	15,473	11,605	3,868	15,473	16,015
Pool Chemicals (PoolSure)	15,000	9,390	5,610	15,000	15,000
Janitorial Service/Supplies (Vesta Property)	9,754	7,315	2,439	9,754	10,095
Office Supplies / Mailings / Printings	1,250	276	974	1,250	1,250
Operating Supplies	4,500	2,842	1,658	4,500	4,500
Permit Fees	1,800	1,857	-	1,857	1,800
Special Events	10,000	6,622	3,378	10,000	10,000
Recreation Passes	500	200	-	200	500
Holiday Lighting	5,000	3,400	-	3,400	5,000
TOTAL AMENITY EXPENDITURES	\$ 223,269	\$ 158,790	\$ 65,396	\$ 224,186	\$ 232,684
TOTAL EXPENDITURES	\$ 618,535	\$ 460,112	\$ 189,941	\$ 650,053	\$ 664,511
<u>Other Sources/(Uses)</u>					
Interfund Transfer In/(Out)	\$ 30,000	\$ 31,211	\$ -	\$ 31,211	\$ -
Capital Reserve Funding - Transfer Out	(99,833)	(99,833)	-	(99,833)	(70,358)
TOTAL OTHER SOURCES/(USES)	\$ (69,833)	\$ (68,622)	\$ -	\$ (68,622)	\$ (70,358)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 243,927	\$ (181,141)	\$ 62,786	\$ -

Assessment Table

Parcel	Assessable Units	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	372	\$ 521,070.48	\$ 1,400.73	\$ 1,400.73	\$ (0.00)
Multi Family	204	\$ 191,451.38	\$ 938.49	\$ 938.49	\$ (0.00)
TOTAL	576	\$ 712,522			
Gross Assessment		\$ 712,521.86			
Less Collection Fees & Discounts (7.5%)		\$ 53,439.14			
Net Assessment		\$ 659,082.72			

Wynnfield Lakes
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ 10,909	\$ 9,237	\$ 3,000	\$ 12,237	\$ 7,000
Carry Forward Balance	245,173	246,180	-	246,180	350,362
TOTAL REVENUES	\$ 256,083	\$ 255,416	\$ 3,000	\$ 258,416	\$ 357,362
<u>EXPENDITURES:</u>					
Improvements	\$ 70,358	\$ -	\$ -	\$ -	\$ 70,358
Replacement ADA Transfer Station	-	3,570	3,570	7,140	-
Other Current Charges	800	567	180	747	800
TOTAL EXPENDITURES	\$ 71,158	\$ 4,137	\$ 3,750	\$ 7,887	\$ 71,158
<u>Other Sources/(Uses)</u>					
Capital Reserve Funding - Transfer In	\$ 99,833	\$ 99,833	\$ -	\$ 99,833	\$ 70,358
TOTAL OTHER SOURCES/(USES)	\$ 99,833	\$ 99,833	\$ -	\$ 99,833	\$ 70,358
EXCESS REVENUES (EXPENDITURES)	\$ 284,758	\$ 351,112	\$ (750)	\$ 350,362	\$ 356,562

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

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 Refunding

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.

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)
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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.

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.

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

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	\$2,550	\$30,596

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 Operations	Guard Service	\$3,015	\$78,392

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	\$5,893	\$70,712

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			<u>\$10,665</u>

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

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

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	\$7,189	\$86,270

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	\$1,088	\$13,060

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	\$1,665	\$19,978

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 Pool.

Vendor	Monthly fee	Annually
Vesta Property Services	\$1,335	\$16,015

Pool Chemicals

PoolSure an Aquasol Company provides the chemicals for the Amenity Center Swimming Pool.

Vendor	Monthly fee	Annually
PoolSure	\$1,250	\$15,000

Wynnfield Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity (continued)

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	\$841	\$10,095

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.

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 2026 Refunding and Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ -	\$ -	\$ -	\$ -	\$ 590,283
Interest Earnings	500	-	500	500	1,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	52,273
TOTAL REVENUES	\$ 500	\$ -	\$ 500	\$ 500	\$ 643,556
EXPENDITURES:					
Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 51,773
Interest - 05/01	-	-	-	-	96,074
Principal - 05/01	-	-	-	-	400,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 547,847
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	51,773	-	51,773	51,773	-
TOTAL OTHER SOURCES/(USES)	\$ 51,773	\$ -	\$ 51,773	\$ 51,773	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 52,273	\$ -	\$ 52,273	\$ 52,273	\$ 95,709

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 88,134

Parcel	Assessable Units	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	368	\$ 607,476.00	\$ 1,518.48	\$ 1,650.75	\$ 132.27
Single Family PD*	3	\$ 632.04	\$ -	\$ 210.68	\$ 210.68
Single Family PPD**	1	\$ 1,238.89	\$ 1,084.32	\$ 1,238.89	\$ 154.57
Multi Family	204	\$ 28,796.64	\$ -	\$ 141.16	\$ 141.16
Total	576	\$ 638,143.57			

Gross Assessment	\$ 638,143.57
Less Collection Fees & Discounts (7.5%)	\$ 47,860.77
Net Assessment	\$ 590,282.80

* SF PD - Fully prepaid existing debt assessments

** SF PPD - Partially prepaid existing debt assessments

Wynnfield Lakes
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2026 Refunding and Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
07/24/26	\$ 4,840,000	3.970%	\$ -	\$ -	\$ -
11/01/26	4,840,000	3.970%		51,773	51,773
05/01/27	4,840,000	3.970%	400,000	96,074	-
11/01/27	4,440,000	3.970%		88,134	584,208
05/01/28	4,440,000	3.970%	420,000	88,134	-
11/01/28	4,020,000	3.970%		79,797	587,931
05/01/29	4,020,000	3.970%	435,000	79,797	-
11/01/29	3,585,000	3.970%		71,162	585,959
05/01/30	3,585,000	3.970%	450,000	71,162	-
11/01/30	3,135,000	3.970%		62,230	583,392
05/01/31	3,135,000	3.970%	475,000	62,230	-
11/01/31	2,660,000	3.970%		52,801	590,031
05/01/32	2,660,000	3.970%	490,000	52,801	-
11/01/32	2,170,000	3.970%		43,075	585,876
05/01/33	2,170,000	3.970%	510,000	43,075	-
11/01/33	1,660,000	3.970%		32,951	586,026
05/01/34	1,660,000	3.970%	535,000	32,951	-
11/01/34	1,125,000	3.970%		22,331	590,282
05/01/35	1,125,000	3.970%	550,000	22,331	-
11/01/35	575,000	3.970%		11,414	583,745
05/01/36	575,000	3.970%	575,000	11,414	586,414
Total			\$ 4,840,000	\$ 1,075,636	\$ 5,915,636

Wynnfield Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2014	Bonds Units 2026	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit		
				FY 2027	FY2026	Increase/ (decrease)	FY 2027		FY2026		Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
				O&M	O&M		Bond 2014	Bond 2026	Bond 2014	Bond 2026		Total	Total	
Single Family	368	368	368	\$1,400.73	\$1,400.73	\$0.00	\$0.00	\$1,650.75	\$1,518.48	\$0.00	\$132.27	\$3,051.48	\$2,919.21	\$132.27
Single Family PD*	3	3	3	\$1,400.73	\$1,400.73	\$0.00	\$0.00	\$210.68	\$0.00	\$0.00	\$210.68	\$1,611.41	\$1,400.73	\$210.68
Single Family PPD**	1	1	1	\$1,400.73	\$1,400.73	\$0.00	\$0.00	\$1,238.89	\$1,084.32	\$0.00	\$154.57	\$2,639.62	\$2,485.05	\$154.57
Multi Family	204	0	204	\$938.49	\$938.49	\$0.00	\$0.00	\$141.16	\$0.00	\$0.00	\$141.16	\$1,079.65	\$938.49	\$141.16
Total	576	372	576											

* SF PD - Fully prepaid existing debt assessments

** SF PPD - Partially prepaid existing debt assessments