Wynne City Council Meeting

Tuesday, March 10, 2026

Invocation

Pledge

Roll Call

Approval of Minutes February 10, 2026 meeting

Department Reports:

- Jase Long – Parks & Recs
- Devyn Arens – Public Works
- Blake Marotti – Wynne Water
- Kory Ward – Fire Chief
- Richard Dennis – Police Chief

New Business:

1. Resolution 3-10-2026A Feasibility Study for Bowden St. bridge
2. Purchase of Lighthouse Barber Shop
3. Ordinance 922 disclose doing business with Cross County Realty
4. Purchase or Finance 2026 Roll off truck (Ordinance 923 if Financing)
5. Resolution 3-10-2026B Condemn Nuisance Property
6. Posting notices to Five (5) properties

MINUTES OF THE WYNNE CITY COUNCIL
February 10, 2026

The Wynne City Council met at Wynne City Hall on February 10, 2026, at 6:00 p.m. with Mayor JENNIFER HOBBS presiding. The roll was called, and the following councilpersons answered to their names: CHRIS DAVIS, BILLY FOWLER, RICKY MCDANIEL, STEVIE NELSON, LESTER MILLER, JOSHUA WYATT, BUCK MORRIS, LISA CARTER, JASON NICHOLS, and TYLER WAYMIRE; a quorum was declared. City Clerk, Emily Watts, was present. City Attorney, Kevin A. Watts, was present.

On the motion of Councilperson Nelson and seconded by Councilperson Morris and by consent of all Members present, the minutes of a regular council meeting held on January 13, 2026 were approved, accepted, and filed as prepared by the City Clerk.

Richard Dennis, Wynne Police Department, Devyn Arens, Public Works, Jase Long, Parks & Recreation, Kory Ward, Wynne Fire Department, Blake Marotti, Wynne Water, and Jennifer Hobbs, Mayor all provided monthly reports. On the motion of Councilperson Morris and seconded by Councilperson Miller, and by consent of all members present, the department reports presented were approved and accepted.

For the First item of business, Mayor Hobbs presented and read in its entirety Resolution 2-10-26 A, "A RESOLUTION AMENDING 2025 GENERAL FUND AND BUDGETS AS FOLLOWS: GENERAL FUND – GENERAL REVENUES, GENERAL FUND – GENERAL ADMINISTRATION DEPARTMENT., ACT 833." After further discussion, on the motion of Councilperson Morris, second by Councilperson Miller, and by consent of all members present, Resolution 2-10-26 A was approved and accepted.

For the Second item of business, Mayor Hobbs presented and read in its entirety Resolution 2-10-26 B "A RESOLUTION AMENDING 2026 GENERAL FUND AND PARKS AND RECREATION BUDGETS AS FOLLOWS: GENERAL FUND – GENERAL REVENUES, GENERAL FUND – GENERAL ADMINISTRATION, GENERAL FUND – POLICE DEPARTMENT, GENERAL FUND – FIRE DEPARTMENT, PARKS AND RECREATION." After further discussion, on the motion of Councilperson Morris, second by Councilperson Miller, and by consent of all members present, Resolution 2-10-26 B was approved and accepted.

For the Third item of business, Mayor Hobbs presented and read in its entirety Resolution 2-10-26 C, "A RESOLUTION ADOPTING 2026 MISCELLANEOUS BUDGETS AS FOLLOWS: WYNNE PLANNING COMMISSION, WYNNE COURT AUTOMATION FUND, MOSQUITO CONTROL FUND, WYNNE POLICE DEPARTMENT DARE FUND, WYNNE FIRE DEPARTMENT ACT 833 FUND, WYNNE TREE BOARD." After further discussion, on the motion of Councilperson Morris, second by Councilperson Miller, and by consent of all members present, Resolution 2-10-26 C was approved and accepted.

With no further business before the council and upon motion by Councilperson Miller, second by Councilperson Fowler, and consent of all, the meeting adjourned.

_____
Jennifer Hobbs, Mayor

ATTEST:

_____
Emily N. Watts, City Clerk

Parks & Recreation

City Council Report

March 2026

Totals Collected

- $300 MP Rentals
- $1,725 RV Rentals

Fuel Used

- 151 G Gas
- 25 G Diesel

League Info

- Girls League – Around 270 kids signed up
- Boys League – 357 kids signed up
- Girl's draft is 3/10 and 3/12
- Boys draft was 3/5

DEPARTMENT OF PUBLIC WORKS MONTHLY REPORT FOR FEBRUARY 2026

COLLECTED $2,671.25 FOR CLASS 3 HAULED TO CITY SHOP

COLLECTED $11,528.40 FOR ROLLOFFS (RENTAL, HAULING, DISPOSAL)

THE PUBLIC WORKS DEPT. USED 461.1 GALLONS OF GAS AND 2617.5 GALLONS OF DIESEL.

HAULED 540.94 TONS OF CLASS I AND 279.96 TONS OF CLASS 3 TO THE WEST MEMPHIS LANDFILL, TOTAL COST $36122.14

February MONTHLY REPORT

PERMIT TYPE	HOW MANY SOLD	INSPECTIONS COMPLETED
Res Single Family	*1*	*2*
Res Multi Family		
Res Addition		
Res Alterations		
Manufactured Homes	*1*	*4*
Res electrical single family	*1*	*8*
Res Electrical Multi Family		
Res Electrical Alteration		*1*
Res Electrical Addition		
Res Generator		
Res Plumbing Single Family		
Res Plumbing Multi Family		
Res Plumbing Addition		
Res Plumbing Alteration		*1*
Res Gas Piping		*5*
Res HVAC Single Family		
Res HVAC Multi Family		
Res HVAC Alteration		
Res HVAC Change OUT		
Res HVAC Mini Splits		
Res Accessory Building		*2*
Fencing Permit		
Decks/Swimming Pools/Retaining Walls		
Storms Shelter	*1*	*2*
Demolition		*1*
Comm. Buliding 0-10,000 sq ft	*1*	*3*
Comm. Building 10,000+ sqft	*1*	
Comm. Alterations		*1*
Comm. Electrical	*1*	*2*
Comm. Electrical Alterations		*1*
Comm. HVAC		*2*
Comm. Alterations		

MONTHLY REPORT PG2

PERMIT TYPE	HOW MANY SOLD	INSPECTIONS COMPLETED
Comm. Change Out		
Comm. Mini Splits		
Commercial Plumbing		*2*
Comm. Gas		*1*
Comm. Alterations		
Commercial Sprinklers		
Comm. Signs		
Mobile Vending/Temp Tents		*3*
Reroofing	*1*	*2*
Communication Towers		
Total Number Permits Sold	*8*	*43*

INSPECTIONS ONLY

Fire Inspection	*25*
Foundation	*4*
Framing	*3*
Address	*4*
Final Inspections	*1*
Public Service	
Contractor Lic.	
MISC.	*1 generator*
Total Inspections For the MONTH	*34* *77 total*

Total Receipts …… $2,135.00

Wynne Fire Department

February 2026

Department Report

Fuel:

Gas-163.3

Diesel-279.7

Building:

Permits- 8

Inspections- 43

Collected- $2,135.20

Fire:

Monthly- 83

Year-

Wynne Police Department
Report to the City Council
Feb-26

Arrest:

Citations	160
Warnings	473
Felony	17

Accidents:

	10

Warrants:

Issued	84
Served	68

Receipts:

Act 1188 - City Ordinances	$	2,408.00
Act 988 - No Insurance Fines	$	3,267.50
Fines Collected by Municipal Court	$	14,973.93
Privilege License	$	525.00
Accident and Incident Reports	$	180.00
Total Receipts:	**$**	**21,354.43**

Milage:

Unit 1	2021 Dodge Charger	Miles On OD	43842
Unit 2	2021 Dodge Charger	Miles On OD	43907
Unit 3	2019 Dodge Charger	Miles On OD	64671
Unit 4	2019 Dodge Charger	Miles On OD	55202
Unit 5	2019 Dodge Charger	Miles On OD	NA
Unit 6	2021 Dodge Charger	Miles On OD	40687
Unit 7	2020 Dodge Durango	Miles On OD	53000
Unit 8	2021 Dodge Charger	Miles On OD	32322
Unit 9	2020 Dodge Durango	Miles On OD	42290
Unit 10	2019 Dodge Charger	Miles On OD	NA
Unit 11	2018 Dodge Charger	Miles On OD	52463
Unit 14	2025 Dodge Ram	Miles On OD	5806
Unit 16	2021 Dodge Charger	Miles On OD	NA
Unit 17	2025 Dodge Durango	Miles On OD	13253
Unit 18	2025 Dodge Durango	Miles On OD	14467
Unit 19	2018 Dodge Charger	Miles On OD	56918
Unit 20	2018 Dodge Charger	Miles On OD	NA
Unit 21	2018 Ford Fusion	Miles On OD	NA
Unit 22	2023 Dodge Charger	Miles On OD	18090
Unit 23	2021 Grey Dodge Pickup	Miles On OD	42394
Unit 24	2021 Maroon Dodge Pickup	Miles On OD	NA
Unit 25	2023 Dodge Charger	Miles On OD	18527
Unit 26	2023 Dodge Charger	Miles On OD	30822
Unit 27	2023 Dodge Charger	Miles On OD	31491
Unit 28	2024 Dodge Durango	Miles On OD	18141
Unit 29	2024 Dodge Durango	Miles On OD	32721
Unit 30	2024 Dodge Durango	Miles On OD	23544
Unit 31	2012 Chevy Silverado	Miles On OD	NA

Gasoline Usage:

Used by the Police Department	1,519.00

PURCHASE ORDERS	2026	February				

PO # / Invoice if Available	DATE	MERCHANT	SERVICE	UNIT #	DEPT CODE	AMOUNT
Beginning Balance					**Uniforms**	**$ 19,843.66**
					15	
					15	
Ending Balance						**$ 19,843.66**
Beginning Balance					**Office Supplies**	**$ 17,328.23**
44428	2/10/2026	USPS (Visa)	Certified Letter		17	$ (5.30)
44429-4259539947	2/12/2026	Cintas	Mat Services		17	$ (146.01)
44429-4260970322	2/26/2026	Cintas	Mat Services		17	$ (84.17)
44422	2/5/2026	Wal-Mart (visa)	Coffee		17	$ (21.05)
44422	2/5/2026	Wal-Mart (visa)	trashbags, multi surface cleaner, glass cleaner, ap cleaner, cups		17	$ (68.92)
44433-14906-1507579	2/1/2026	Baptist Urgent Care	E.K. Evans DOT drug screen & Work Physical	114	17	$ (125.00)
44433-14906-1412115	2/1/2026	Baptist Urgent Care	L. Hendrix DOT drug screen & Work Physical	110	17	$ (125.00)
44433-14906-1412116	2/1/2026	Baptist Urgent Care	K. Like DOT drug screen & Work Physical	111	17	$ (125.00)
44434	2/3/2026	Amazon (visa)	Wireless Keyboard and Mouse		17	$ (20.98)
44437	2/17/2026	Amazon (visa)	Speakers and Webcam		17	$ (76.68)
	2/25/2026	Amazon (visa)	Speakers		17	$ (26.46)
Ending Balance						**$ 16,503.66**
Beginning Balance					**Equip Repair**	**$ 24,615.06**
44426-24673	2/10/2026	A.J.'s Automotive	Tire Repair	28	31	$ (27.63)
44426-24694	2/13/2026	A.J.'s Automotive	Tire Repair	119	31	$ (27.63)
44436-1374-422117	2/21/2026	O'Reilly Autoparts	Capsule	6	31	$ (79.13)
44436-1374-422930	2/28/2026	O'Reilly Autoparts	Capsule	7	31	$ (9.80)
Ending Balance						**$ 24,470.87**
Beginning Balance					**Radio Maintenance**	**$ 2,500.00**
					34	
Ending Balance						**$ 2,500.00**
Beginning Balance					**Minor Equipment**	**$ 38,045.95**
44421	2/4/2026	Tractor Supply	PPLN50lb 30/20 (Levi K9)		35	$ (103.86)
44435-1785576-0	2/13/2026	Pettus	1/2 case size med gloves		35	$ (30.33)
44435-1785575-0	2/13/2026	Pettus	1/2 case siz XL gloves, 1 case siz L gloves		35	$ (91.15)
44438-2226A	2/2/2026	Eagle Business Credit, Lake Shore Supply	50 Drug Test		35	$ (899.50)
44438-2226B	2/2/2026	Eagle Business Credit, Lake Shore Supply	250 Evidence Bags		35	$ (447.50)
44438-2226C	2/2/2026	Eagle Business Credit, Lake Shore Supply	250 Evidence Bags		35	$ (479.10)
44431-472213	2/9/2026	Applied Concepts	2 x Assy, dual enhanced counting unit, Assy, stalker Lidar XLRHV		35	$ (7,433.00)
Ending Balance						**$ 28,561.51**
Beginning Balance					**Capital Outlay**	**$ 155,000.00**
					36	
Ending Balance						**$ 155,000.00**
Beginning Balance					**Gas & Oil**	**$ 64,749.74**
					51	
					51	
					51	
Ending Balance						**$ 64,749.74**
Beginning Balance					**Tires/Tubes**	**$ 5,220.12**
					60	
Ending Balance						**$ 5,220.12**
Beginning Balance					**Travel/Training**	**$ 9,300.00**
					81	
Ending Balance						**$ 9,300.00**

ANIMAL CONTROL EXPENSE LOG

SUPPLIES				PHARMACEUTICALS / VETERINARIAN			
Merchant		Date	Amount	Merchant		Date	Amount
Tractor Supply	Ret 50lb Mini Chunk x 4	1/2/2026	$ 110.46	Gehring Vet	Vet visit x 3	2/9/2026	$ 90.00
Tractor Supply	Ret 50lb Mini Chunk x 4	1/22/2026	$ 88.36	Cross County Vets	Vet Visits	2/3/2026	$ 242.84
Tractor Supply	Rebar Wire	1/29/2026	$ 11.04				
Tractor Supply	4pk Buckets	1/6/2026	$ 29.82				
Tractor Supply	Ret 50lb Mini Chunk x 4, Dog treats	1/14/2026	$ 110.45				
Amazon (visa)	Dog Catcher Pole	1/16/2026	$ 88.39				
Tractor Supply	Ret 50lb Mini Chunk x 4	2/6/2026	$ 132.56				
Tractor Supply	Puppy Food	2/13/2026	$ 22.09				
Tractor Supply	Ret 50lb x 2, Dog Biscuits	2/25/2026	$ 83.95				
Amazon (visa)	2 x 8x4x6 Outdoor Dog Kennels	2/9/2026	$ 486.18				
Ann Chapman's	2 x Propper Jackets & Embroidery	1/21/2026	$ 245.29				
Amazon (visa)	Vinyl, signs, page protectors	2/12/2026	$ 165.54				
Total:			$ 1,574.13				$ 332.84

Monthly Drug Report

Date of Arrest	Officer	Meth	Heroin	Marijuana	Cocaine	Fentanyl	Other	Charge	Arrests
2/5/2026	Richardson	17.2g						Felony	1
2/5/2026	Burgess	.500g					15g	Felony	1
2/9/2026	Hess			.300g				Misd	1
2/9/2026	Hess			527.23g				Felony	1
2/13/2026	C. Hendrix			2.3g				Misd	1
2/15/2026	Reed	.700g						Felony	1
2/16/2026	Hess			2.0g				Misd	1
2/16/2026	Reed	1.1g						Felony	1
2/17/2026	Hess			16.90g				Felony	2
Totals:		**19.5g**		**548.73g**			**15g**		**10**

RESOLUTION NO. 3-10-2026A

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF WYNNE TO UTILIZE FEDERAL-AID MONIES FOR THE FOLLOWING PROJECT:

Bridge Replacement on County Road 619 (Structure No. 22899)

WHEREAS, the City of Wynne (hereinafter called the "City") understands Federal-aid funds are available for certain local projects at the following Federal and City participating ratios per project:

Type Work	Work Phase	Federal Share	Local Share
Bridge Replacement	All Phases[1]	90%	10%
Projects designed but never progressed to construction	All Right-of-Way & Utilities[2]	0%	100%

[1] Non-reimbursable utility relocation costs will be borne solely by the owner of the utility company.
[2] All utility (reimbursable and non-reimbursable) relocation costs will be borne by the City if the project does not proceed to construction.

WHEREAS, the City is requesting the Arkansas Department of Transportation (hereinafter called the "Department") make funding available to replace the bridge (Structure No. 22899) on County Road 619; and

WHEREAS, the Department has agreed to provide Federal-aid funds for ninety percent of the costs for a feasibility study; and

WHEREAS, the Department will assign an on-call consultant to perform the feasibility study, which will include preliminary engineering for conceptual level plans and development of a planning-level cost estimate; and

WHEREAS, upon completion of the feasibility study, the City will request additional funding for future phases as needed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WYNNE, ARKANSAS, THAT:

SECTION I: The City will participate in accordance with its designated responsibilities in this project.

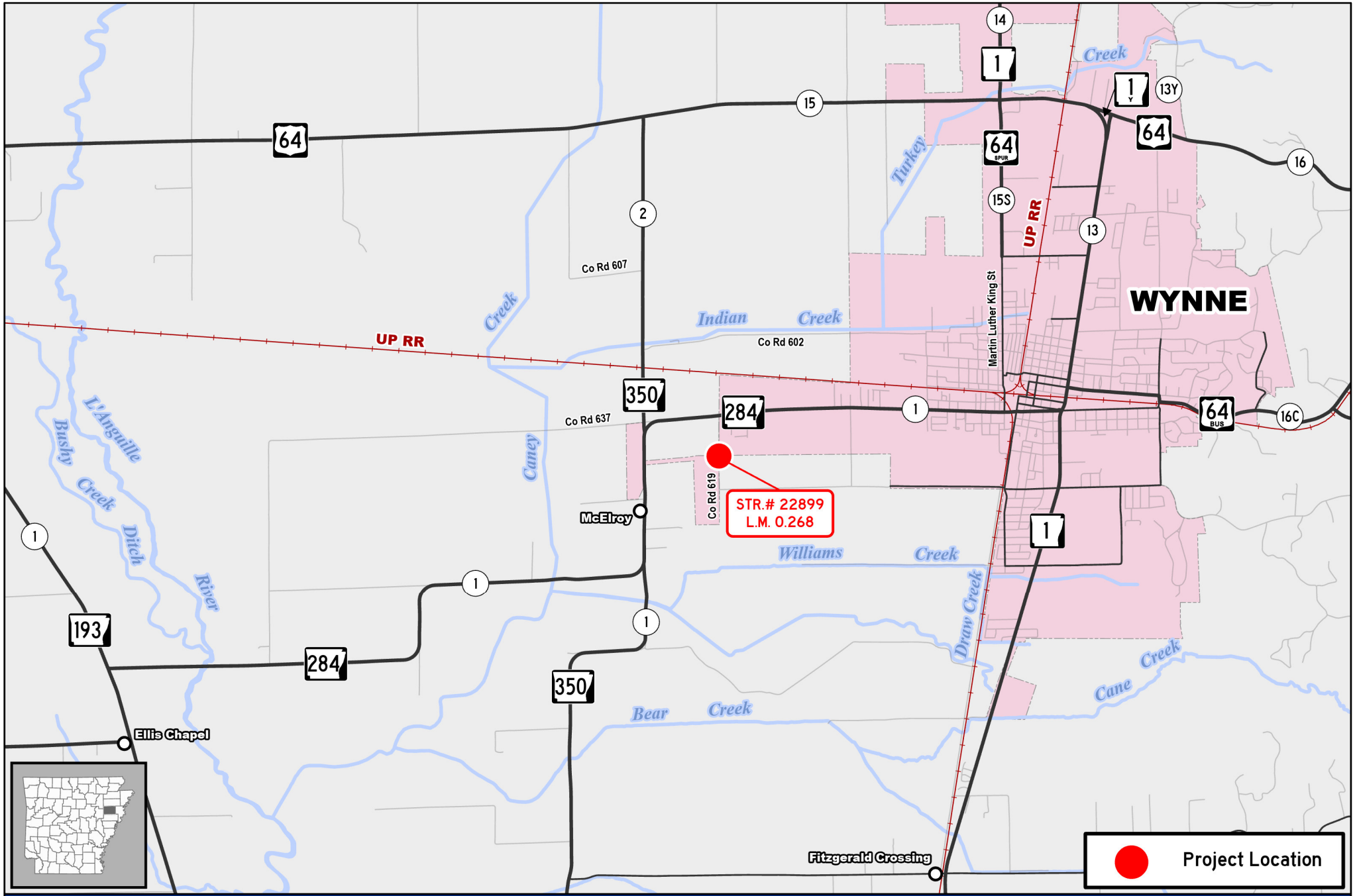
SECTION II: The Mayor, or their designated representative, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

SECTION III: The City pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

THIS RESOLUTION adopted this 10th day of March, 2026.

_____
Jennifer Hobbs, Mayor

ATTEST: _____
(SEAL) Emily Watts, City Clerk



Requested Structure Improvements

Co. Rd. 619 over Unnamed Waterway

Cross County

ARKANSAS DEPARTMENT OF TRANSPORTATION

Real Estate Contract (Commercial)

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Form Serial Number: *066448-900177-1529327*

1. PARTIES: *City of Wynne Arkansas - Mayor Jennifer Hobbs*

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from *Lighthouse Barber Shop LLC by Jeffery Holt & Bethany Holt* (individually or collectively, the "Seller"), the real property described in Paragraph 2 of this Real Estate Contract (the "Property").

2. ADDRESS AND LEGAL DESCRIPTION:

603 E Canal Ave Wynne AR 72396

Anna Block Lot 4 Block 10 .22 acres more or less

City of Wynne

County of Cross

3. PURCHASE PRICE: Buyer shall pay the following to Seller for the Property (the "Purchase Price")

$*110,000.* payable as follows:

Cash at Closing

Form Simplicity

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4. CONVEYANCE: Unless otherwise specified, conveyance of the Property shall be made to Buyer by [X] general warranty deed [ ] special warranty deed, in fee simple absolute, except it shall be subject to recorded instruments and easements if any, which do not materially affect the value of the Property. Unless expressly reserved herein, **SUCH CONVEYANCE SHALL INCLUDE ALL MINERAL RIGHTS OWNED BY SELLER CONCERNING AND LOCATED ON THE PROPERTY, IF ANY, UNLESS OTHERWISE SPECIFIED IN PARAGRAPH 17. IT IS THE RESPONSIBILITY OF THE BUYER TO INDEPENDENTLY VERIFY AND INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF MINERAL RIGHTS AND ANY LEGAL RAMIFICATIONS THEREOF.** Seller warrants and represents only signatures set forth below are required to transfer legal title to the Property. Seller also warrants and represents that Seller has peaceable possession of the Property, including all improvements and fixtures thereon, and the legal authority and capacity to convey the Property by a good and sufficient general warranty deed, free from any liens, leaseholds or other interests.

5. TITLE INSURANCE: Buyer and Seller understand that Listing Firm and Selling Firm are not licensed title insurance agents as defined by Arkansas law and do not and cannot receive direct or indirect compensation from any Closing Agent regarding the closing process or the possible purchase of title insurance by one or more of Buyer and Seller. Regardless of the policy chosen, Buyer and Seller shall have the right to choose their Closing Agent(s). Within ___*5*___ days of acceptance, Seller shall furnish to Buyer a commitment for an American Land Title Association (ALTA) owner's title insurance policy in the amount of the Purchase Price issued by a company of Seller's choice authorized to insure title to real property in the State of Arkansas and which company is reasonably acceptable to Buyer.

Where the title commitment shows special exceptions to title other than those standard exceptions contained in the ALTA commitment form, and where such special exceptions relate to restrictions, conditions, defects or other matters that would interfere with Buyer's use or adversely affect the value of the Property, then within ___*5*___ days of delivery of the title commitment, Buyer shall deliver written notice thereof to Seller. Such notice shall state specifically those exceptions to which Buyer objects. All objections not specifically enumerated within such a timely delivered notice shall be deemed to be waived by Buyer.

Within ___*5*___ days of Buyer's delivery of notice of objections to Seller, Seller may cure such objections or have the exceptions waived or removed by the title company issuing the commitment.
If, within such ___*5*___ day period, Seller fails to cure and/or waive such objections and exceptions, or within that period, Seller delivers written notice to Buyer that it will not so cure, then within ___*5*___ days from delivery of such notice from Seller or the end of the period within which Seller may cure (whichever is applicable), Buyer shall have the option to:

A. Terminate this Real Estate Contract by delivering written notice thereof to Seller, in which event all sums paid or deposited by Buyer shall be returned to Buyer; or

B. Agree to purchase the Property as scheduled subject to such objections and exceptions with no reduction in the Purchase Price; or

C. Agree to extend the Closing date for ___*15*___ days to give Seller additional time to cure such objections. If Buyer fails to deliver notice of termination or grant an extension of the Closing date within that period, the objections shall be deemed to be waived and the transaction shall close as scheduled.

Seller shall furnish the committed owner's title insurance policy as soon as practicable after Closing, and shall pay all expenses related to the owner's title insurance policy.

Serial#: **066448-900177-1529327**
Prepared by: Thomas Nichols | Cross County Realty | jasonccr@yahoo.com | 8702385662

Form Simplicity

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6. NON-REFUNDABLE DEPOSIT: The Non-Refundable Deposit (hereinafter referred to as "Deposit") is funds tendered by Buyer to Seller to compensate Seller for liquidated damages that may be incurred by Seller resulting from Buyer failing to close on this transaction. The liquidated damages shall include, but not be limited to, Seller's time, efforts, expenses and potential loss of marketing due to Seller's removal of property from the market.

The Deposit is not refundable to Buyer unless failure to close is exclusively the fault of Seller or if Seller cannot deliver marketable title to the Property. The Deposit will be credited to Buyer at Closing. Buyer shall hold Listing Firm and Selling Firm harmless of any dispute regarding the Deposit. Buyer expressly acknowledges the Deposit is not to be held by either Listing Firm or Selling Firm. The Deposit may be commingled with other monies of Seller, such sum not being held in an escrow, trust or similar account.

☒ **A**. The Deposit is not applicable.

☐ **B.** Buyer will pay to Seller the Deposit in the amount of $_____

☐ i. Within _____ days following the date this Real Estate Contract has been signed by Buyer and Seller; or

☐ ii. Within three (3) business days following agreement to repairs on Inspection Repair & Survey Addendum; or

☐ iii. Other: _____

7. EARNEST MONEY: Earnest money is in the amount of $_____ ("Earnest Money"), which shall apply toward Buyer's Purchase Price or Closing Costs. If at least one or more of the conditions of Paragraphs 5, 13B, 17, 19 and 21 (if any) have not been fulfilled, performed or removed, Earnest Money shall be promptly refunded to Buyer. If Buyer fails to fulfill his obligations under this Real Estate Contract, or if after all conditions have been met Buyer fails to close this transaction, Earnest Money may, at the sole and exclusive option of Seller, be retained by Seller as liquidated damages. Alternatively, Seller may return Earnest Money and assert all legal or equitable rights that may exist as a result of Buyer breaching this Real Estate Contract. Buyer warrants, represents and acknowledges that the check tendered will be honored upon presentation to Buyer's bank, and that Buyer shall be in default of this Real Estate Contract if the check is not honored upon first presentation to Buyer's bank. Buyer understands that failure to tender Earnest Money as required by this Paragraph 7 shall constitute a breach of this Real Estate Contract. Buyer and Seller agree that in the event of any dispute concerning entitlement to Earnest Money, Listing Firm may interplead Earnest Money into a court of competent jurisdiction, and upon such interpleading of Earnest Money, both Listing Firm and Selling Firm shall be released from liability to Buyer and Seller. Listing Firm shall be reimbursed for all costs and attorney's fees from the funds entered for interpleading.

☐ **A.** Earnest Money is tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited by Listing Firm no later than three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller.

☐ **B.** Earnest Money will be tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited within three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller. (If Earnest Money is not to be tendered within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller, see Paragraph 17.)

☒ **C.** No Earnest Money will be tendered. References to Earnest Money in this Real Estate Contract shall not be applicable and are deemed deleted.

The principal broker shall also be responsible and accountable for any funds delivered to an escrow agent selected by the principal broker, but shall not be responsible for funds delivered to an escrow agent selected by the parties.

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8. SURVEY: Buyer has been given the opportunity to obtain a new certified survey. Should Buyer decline to obtain a survey as offered in Paragraph 8A of this Real Estate Contract, Buyer agrees to hold Seller, Listing Firm and Selling Firm involved in this Real Estate Contract harmless of any problems relative to any survey discrepancies that may exist or be discovered (or occur) after Closing.

☐ **A.** A new survey satisfactory to Buyer, certified to Buyer within thirty (30) days prior to Closing by a registered land surveyor,

☐ showing property lines only ☐ ALTA Certified Survey

☐ showing all improvements, easements and any encroachments will be provided and paid for by:

☐ Buyer ☐ Seller ☐ Equally split between Buyer and Seller.

☒ **B.** Buyer declines survey.

☐ **C.** Other _____

Specific Survey Requirements:_____

_____

_____

Should Buyer agree to accept the most recent survey provided by Seller, this survey is for information purposes only and Buyer will not be entitled to the legal benefits of a survey certified in Buyer's name.

9. PRORATIONS: Taxes and special assessments due on or before Closing shall be paid by Seller. Any deposits on rental Property are to be transferred to Buyer at Closing. Insurance, general taxes and special assessments, rental payments and interest on any assumed loans shall be prorated as of Closing, unless otherwise specified herein.

10. FIXTURES AND ATTACHED EQUIPMENT: Unless specifically excluded herein, all fixtures and attached equipment, if any, are included in the Purchase Price. If any personal property is included in the Purchase Price it will be described in a separate exhibit attached hereto and incorporated by reference herein (hereinafter referred to as the "Personal Property"). The Personal Property does not include any software or related materials that Seller does not have the legal right to transfer or license to Buyer, and does not include any items leased to Seller under any operating contract. Seller agrees to execute a Bill of Sale at Closing transferring ownership of the Personal Property to Buyer.

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11. CLOSING: Closing is the date and time at which Seller delivers the executed and acknowledged deed. Buyer and Seller agree the Closing date will be (month) ***March*** (day) ***20***, (year) ***2026***. The Closing date may be changed by written agreement of Buyer and Seller. If the sale is not consummated by Closing date (or any written extension thereof) the parties shall have the remedies available to them in equity or at law, including the remedies available to them in Paragraph 7.

Buyer and Seller shall have the right to choose their Closing Agent(s) and are not relying on Listing Firm or Selling Firm to choose a Closing Agent. Should Buyer or Seller choose the services of a Closing Agent(s) other than Selling Firm or Listing Firm, then Buyer and Seller each jointly and severally agree to indemnify and hold Listing Firm and Selling Firm harmless for all intentional misconduct and negligent acts (including acts of omission) of the Closing Agent(s).

This Real Estate Contract shall serve as written closing instructions to the Closing Agent on behalf of the Buyer and Seller. The Closing Agent(s) is/are authorized to provide Seller's settlement statement to Listing Firm (in addition to Seller) and Buyer's settlement statement to Selling Firm (in addition to Buyer) prior to settlement so that Buyer, Seller, Listing Firm and Selling Firm shall have a reasonable opportunity to review prior to Closing.

Buyer and Seller shall each have the right to request title insurer(s), if any, issue closing protection, to indemnify against loss of closing funds because of acts of a Closing Agent, title insurer's named employee, or title insurance agent. Any cost for closing protection will be paid by the requesting party(ies). Listing Firm and Selling Firm strongly advise Buyer and Seller to inquire of the Closing Agent(s) about the availability and benefits of closing protection.

Unless otherwise agreed by Buyer and Seller, transaction costs will be paid by the party indicated below.

Seller	Buyer
Title Examination or search fees	Recording fees
Premium for owner's title insurance policy	Premium for mortgagee's title insurance policy
Preparation of conveyance documents	Preparation of loan documents
One-half of escrow fees	One-half of escrow fees
One-half of documentary stamps	One-half of documentary stamps
Other charges as customarily paid by Seller	Other charges customarily paid by Buyer
IRS Notification form	

This Real Estate Contract shall, unless otherwise specified in Paragraph 17 of this Real Estate Contract, constitute express written permission and authorization to Listing Firm and Selling Firm to disclose the terms of this Real Estate Contract (and all Addenda), including without limitation concessions provided by Buyer or Seller or other non-public personal information of Buyer and Seller regarding the purchase and sale of the Property, to any of the following: (i) an Arkansas licensed appraiser; (ii) multiple listing services for use by the members thereof; and (iii) any other person or entity which Listing Firm or Selling Firm determines, using sole discretion, may have a legitimate basis to request and obtain such information. The authorization and permissions granted in this Paragraph 11 shall not create any obligation or duty upon Listing Firm or Selling Firm to make any disclosure to any person or entity.

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12. POSSESSION: Possession of the Property shall be delivered to Buyer: (Check one)

☐ **A.** Upon the Closing (Seller's delivery of executed and acknowledged Deed).

☒ **B.** Other, as follows: ***Buyer will take possession at 8:00 am on April 6th, 2026. Sellers contents will not be covered by insurance post closing.***

13. SELLER PROPERTY DISCLOSURE: (Check one)

☐ **A.** Buyer and Seller acknowledge that upon the authorization of Seller either Selling Firm or Listing Firm have delivered to Buyer, prior to the execution of this Real Estate Contract, a written disclosure prepared by Seller concerning the condition of the Property, but this fact neither limits nor restricts Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. The written disclosure prepared by Seller is dated (month) _____ (day)_____, (year)_____, and is warranted by Seller to be the latest disclosure and the answers contained in the disclosure are warranted to be true, correct, and complete to Seller's knowledge.

☐ **B.** Buyer hereby requests Seller to provide a written disclosure about the condition of the Property that is true and correct to Seller's knowledge within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller. If Seller does not provide the disclosure within the three (3) business days, Buyer may declare this Real Estate Contract terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. If Buyer finds the disclosure unacceptable within three (3) business days after receipt of disclosure, this Real Estate Contract may be declared terminated by Buyer, with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. Receipt of this disclosure neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract.

☐ **C.** Although a disclosure form may have been completed (or can be completed) by Seller, Buyer has neither received nor requested and does not desire from Seller a written disclosure concerning the condition of the Property prior to the execution of this Real Estate Contract, but this fact neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.

☒ **D.** Buyer understands no disclosure form is available and will not be provided by Seller. BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.

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14. ENVIRONMENTAL REPRESENTATION: Seller hereby represents to Buyer that to Seller's knowledge (unless otherwise disclosed herein):

A. The Property is not the subject of any judicial or administrative notice or action relating to hazardous waste or environmental contamination;

B. Seller has received no notice of any claim or violation of any law or regulation having to do with environmental protection;

C. No hazardous or toxic substances have been stored, processed, or disposed of on the Property during the period that Seller has owned the Property; and

D. No underground storage tanks are located on the Property.

15. TERMITE CONTROL REQUIREMENTS: (Check one)

☒ **A.** None

☐ **B.** Seller shall provide prior to Closing, at Seller's expense, a current termite control policy issued by a licensed operator, satisfactory to Buyer.

16. BUYER'S DISCLAIMER OF RELIANCE:

A. BUYER CERTIFIES BUYER WILL PERSONALLY INSPECT OR HAVE A REPRESENTATIVE INSPECT THE PROPERTY AS FULLY AS DESIRED PRIOR TO CLOSING. BUYER CERTIFIES BUYER HAS NOT AND WILL NOT RELY ON ANY WARRANTIES, REPRESENTATIONS, OR STATEMENTS OF SELLER, LISTING FIRM, SELLING FIRM, OR ANY AGENT, INDEPENDENT CONTRACTOR, OR EMPLOYEE ASSOCIATED WITH THOSE ENTITIES, OR INFORMATION FROM MULTIPLE LISTING SERVICES OR OTHER WEBSITES REGARDING MINERAL RIGHTS, YEAR BUILT, SIZE (INCLUDING WITHOUT LIMITATION THE SQUARE FEET IN IMPROVEMENTS LOCATED ON THE PROPERTY), QUALITY, VALUE OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ALL IMPROVEMENTS, APPLIANCES, PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS. HOWEVER, BUYER MAY RELY UPON ANY WRITTEN DISCLOSURES PROVIDED BY SELLER.

LISTING FIRM AND SELLING FIRM CANNOT GIVE LEGAL ADVICE TO BUYER OR SELLER. LISTING FIRM AND SELLING FIRM STRONGLY URGE STATUS OF TITLE TO THE PROPERTY, CONDITION OF PROPERTY, SQUARE FOOTAGE OF IMPROVEMENTS, QUESTIONS OF SURVEY AND ALL OTHER REQUIREMENTS OF BUYER SHOULD EACH BE INDEPENDENTLY VERIFIED AND INVESTIGATED BY BUYER OR A REPRESENTATIVE CHOSEN BY BUYER.

B. IN THE EVENT THAT THE INSPECTION, REPAIR AND SURVEY ADDENDUM IS USED, BUYER AGREES TO SIGN PAGE 4 OF THE INSPECTION, REPAIR AND SURVEY ADDENDUM PRIOR TO CLOSING IF BUYER ACCEPTS THE CONDITION OF THE PROPERTY AND INTENDS TO CLOSE.

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17. OTHER:

Buyer agrees to pay the closing cost associated with this transaction, excluding any commission or compensation to Cross County Realty. Buyer reserves the right to remove any/all personal property, appliances, any furniture, fixtures(electrical/ plumbing) flooring, cabinetry etc. prior to possession date. Anything remaining after possession date will be considered property of Buyer.

18. RESTRICTIVE COVENANTS AND PROPERTY OWNER'S ASSOCIATION: Restrictive covenants governing the use and occupancy of the Property have been or will be recorded in the county's real property records. A copy of the restrictive covenants may be obtained from the county clerk.

☒ The Property is not subject to mandatory membership in an owner's association.

☐ The Property is subject to a mandatory membership in an owner's association. Buyer is obligated to be a member of and pay assessments to the owner's association. The amount of the assessment is subject to change. A dedicatory instrument governing the establishment, maintenance, and operation of this residential community has been or will be recorded in the county's real property records. A copy of the dedicatory instrument may be obtained from the county clerk.

☐ See Owners Association Addendum attached.

19. CONTINGENCIES: Buyer's offer to purchase the Property is expressly contingent upon Buyer's satisfaction of the contingencies checked below within the deadline indicated for each contingency. Buyer shall notify Seller in writing when the contingencies are satisfied. If Buyer fails to provide such written notice before the indicated deadline that a contingency checked below has been satisfied, then this Real Estate Contract shall be terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money and Buyer and Seller shall have no further obligation to each other unless otherwise provided in this Real Estate Contract.

Seller shall respond to Buyer requests regarding above listed contingencies within _____ days of receipt. If Seller does not respond within the days stated above, Buyer may elect to: (1) accept Property in its condition at Closing, or (2) terminate this Real Estate Contract and recover Earnest Money and both Buyer and Seller agree to sign a Termination of Contract Addendum.

Contingencies (check all that apply):

☐ **A.** Obtain satisfactory financing, in Buyer's sole discretion, within _____ days after acceptance.

☐ **B.** Obtain satisfactory results of a feasibility study, in Buyer's sole discretion, within _____ days after acceptance.

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19. CONTINGENCIES: (continued from page 8)

☐ **C.** Obtain satisfactory results of a Property inspection, in Buyer's sole discretion, within _____ days after acceptance.

☐ **D.** Obtain satisfactory results of an environmental report, in Buyer's sole discretion, within _____ days after acceptance.

☐ **E.** Obtain satisfactory rezoning, platting, re-platting, or zoning verification, in Buyer's sole discretion, within _____ days after acceptance.

☒ **F.** ***Obtain Full City Council Approval on March 10 2026*** within ***na*** days after acceptance.

☐ **G.** _____ within _____ days after acceptance.

☐ **H.** _____ within _____ days after acceptance.

Additional requirements related to any of above contingencies:

_____

_____

_____

_____

_____

_____

Seller agrees to have all utilities connected and turned on to Property.

Sellers hereby grant to Buyer, its agents and contractors, the right to enter upon the Property to make tests and/or inspections. If the Property is damaged by Buyer or Buyer's agents or contractors during Buyer's inspections or test of the Property, Buyer shall repair and restore the Property to substantially the same condition as existed prior to conducting the inspection and test. Buyer shall indemnify Seller and its agents and hold them harmless from any and all liability, damages, claims, expenses, including reasonable attorney's fees, judgments, proceedings and causes of action of any kind to the extent caused by Buyer's inspection and testing activities with such indemnity obligation expressly surviving Closing or termination of the Real Estate Contract for any reason.

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20. AGENCY: (Check all that apply)

☐ **A. LISTING FIRM AND SELLING FIRM REPRESENT SELLER:** Buyer acknowledges that Listing Firm and Selling Firm and all licensees associated with those entities are the agents of Seller and that it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that before eliciting or receiving confidential information from Buyer, Selling Firm, which may be the same as Listing Firm, verbally disclosed that Selling Firm represents Seller.

☐ **B. LISTING FIRM REPRESENTS SELLER AND SELLING FIRM REPRESENTS BUYER:** Buyer and Seller acknowledge that Listing Firm is employed by Seller and Selling Firm is employed by Buyer. All licensees associated with Listing Firm are employed by, represent, and are responsible to Seller. All licensees associated with Selling Firm are employed by, represent, and are responsible to Buyer. Buyer acknowledges Selling Firm verbally disclosed that Listing Firm represents Seller. Seller acknowledges Listing Firm verbally disclosed that Selling Firm represents Buyer.

☐ **C. LISTING FIRM AND SELLING FIRM ARE THE SAME AND REPRESENT BOTH BUYER AND SELLER:** Seller and Buyer hereby acknowledge and agree that Listing and Selling Firm are the same and all licensees associated with Listing and Selling Firm are representing both Buyer and Seller in the purchase and sale of the above referenced Property and that Listing/Selling Firm has been and is now the agent of both Seller and Buyer with respect to this transaction. Seller and Buyer have both consented to and hereby confirm their consent to agency representation of both parties. Further, Seller and Buyer agree:

(i) Listing/Selling Firm shall not be required to and shall not disclose to either Buyer or Seller any personal, financial or other confidential information concerning the other party without the express written consent of that party; however, Buyer and Seller agree Listing/Selling Firm shall disclose to Buyer information known to Listing/Selling Firm related to defects in the Property and such information shall not be deemed "confidential information." Confidential information shall include but not be limited to any price Seller is willing to accept that is less than the offering price or any price Buyer is willing to pay that is higher than that offered in writing.

(ii) by selecting this option 20C, Buyer and Seller acknowledge that when Listing/Selling Firm represents both parties, a possible conflict of interest exists, and Seller and Buyer further agree to forfeit their individual right to receive the undivided loyalty of Listing/Selling Firm.

(iii) to waive any claim now or hereafter arising out of any conflicts of interest from Listing/Selling Firm representing both parties. Buyer and Seller acknowledge Listing/Selling Firm verbally disclosed that Listing/Selling Firm represents both parties in this transaction, and Buyer and Seller have given their written consent to this representation before entering into this Real Estate Contract.

☐ **D. SELLING FIRM REPRESENTS BUYER (NO LISTING FIRM):** Seller acknowledges that Selling Firm and all licensees associated with Selling Firm are the agents of Buyer and that it is Buyer who employed them, whom they represent, and to whom they are responsible. Seller acknowledges that at first contact, Selling Firm verbally disclosed that Selling Firm represents Buyer. Any reference to "Listing Firm" in this Real Estate Contract will be considered to mean Selling Firm, both Buyer and Seller acknowledging that all real estate agents (unless Seller is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Buyer.

☒ **E. LISTING FIRM REPRESENTS SELLER (NO SELLING FIRM):** Buyer acknowledges Listing Firm and all licensees associated with Listing Firm are the agents of Seller and it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that at first contact, Listing Firm verbally disclosed that Listing Firm represents Seller. Any reference to "Selling Firm" in this Real Estate Contract will be considered to mean Listing Firm, both Buyer and Seller acknowledging that all real estate agents (unless Buyer is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Seller.

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21. RISK OF LOSS: Risk of loss or damage to the Property by fire or other casualty occurring prior to the time Seller delivers an executed and acknowledged deed to Buyer is expressly assumed by Seller. Should the Property be damaged or destroyed prior to Closing, Buyer shall have the option to: (i) enter into a separate written agreement with Seller whereby Seller will agree to restore the Property to its condition at the time this Real Estate Contract was accepted, (ii) accept all insurance proceeds (in an amount not more than the Purchase Price with any proceeds in excess of the Purchase Price to remain the property of Seller) and the Property in its existing condition, or (iii) terminate this Real Estate Contract and recover the Earnest Money. Buyer and Seller agree any written agreement concerning option (i) or (ii) above shall be prepared only by licensed attorneys separately representing Buyer and Seller. Notwithstanding the choice selected in Paragraph 19, Buyer shall have the right prior to Closing to inspect the Property to ascertain any damage that may have occurred due to fire, flood, hail, windstorm or other acts of nature, vandalism or theft.

22. GOVERNING LAW: This Real Estate Contract shall be governed by the laws of the State of Arkansas.

23. SEVERABILITY: The invalidity or unenforceability of any provisions of this Real Estate Contract shall not affect the validity or enforceability of any other provision of this Real Estate Contract, which shall remain in full force and effect.

24. MERGER CLAUSE: This Real Estate Contract, when executed by both Buyer and Seller, shall contain the entire understanding and agreement between Buyer and Seller with respect to all matters referred to herein and shall supersede all prior or contemporaneous agreements, representations, discussions and understandings, oral or written, with respect to such matters. This Real Estate Contract shall not supersede any agency agreements entered into by Buyer or Seller and Listing Firm or Selling Firm without participating Broker's written consent. This Real Estate Contract may not be amended except in a writing signed by both Buyer and Seller. Neither Listing Firm nor Selling Firm may amend this Real Estate Contract by exchange of messages, verbally, or otherwise.

25. SUCCESSORS AND ASSIGNS: This Real Estate Contract shall be binding upon all heirs, successors, personal representatives, executors, administrators and, to the extent allowed in Paragraph 27, assigns.

26. DEFAULT: Upon failure of Buyer or Seller to timely fulfill all obligations under this Real Estate Contract, the non-defaulting party shall have all available rights and remedies provided by applicable law.

27. ASSIGNMENT: This Real Estate Contract may not be assigned by Buyer unless written consent of Seller is obtained, such consent not to be unreasonably withheld. It shall not be unreasonable for Seller to withhold consent if Seller is to provide financing for Buyer in any amount.

28. ACCEPTANCE: The term "acceptance" as used herein shall mean the later of the two dates on which this Real Estate Contract is signed by Seller or Buyer, as indicated by their signatures below, which later date shall be the date of final execution and agreement by the parties hereto. If any date or deadline provided for herein falls on Saturday, Sunday, or a holiday, the applicable date shall be the next business day.

29. TIME: Buyer and Seller agree time is of the essence with regard to all times and dates set forth in this Real Estate Contract. Unless otherwise specified, days as it appears in this Real Estate Contract shall mean calendar days. Further, all times and dates set forth in this Real Estate Contract refer to Arkansas Central time and date. If any Closing provided in this Real Estate Contract shall fall on a Saturday, Sunday or date upon which banks are not open in Arkansas, such performance shall be due on the first day thereafter.

30. ATTORNEY'S FEES: Should Buyer or Seller initiate any type of administrative proceeding, arbitration, mediation or litigation against the other (or against an agent for the initiating party or agent for the non-initiating party), it is agreed by Buyer and Seller (aforementioned agents being third-party beneficiaries of this Paragraph 30) that all prevailing parties shall be entitled to an award of all costs and attorney's fees incurred in defense of such initiated action against the non-prevailing party.

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31. COUNTERPARTS: This Real Estate Contract may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same. Electronic signatures shall be deemed original signatures and shall be binding upon the parties.

32. FIRPTA COMPLIANCE; TRANSACTION REPORTING: Buyer and Seller agree to disclose on or before Closing, to the person or company acting as Closing Agent for this transaction, their United States citizenship status, solely for the purpose of compliance with the Foreign Investment in Real Property Taxation Act (FIRPTA). In addition, Buyer and Seller shall execute all documents required by such Closing Agent to document compliance with the FIRPTA and all other applicable laws. Buyer and Seller acknowledge and agree that they are not the Closing Agent and shall not be considered the "reporting person" in this transaction under any federal or state law. Buyer and Seller agree nothing in this Real Estate Contract is intended to limit the responsibility of the Closing Agent as defined pursuant to United States Treasury Regulation 1.6045-4 to be the "reporting person" under (i) all other state and federal tax laws (including without limitation 26 USC Section 6045(e)), and (ii) all other state and federal laws, directives and regulations (including without limitation all reports required for cash transactions (if applicable), and (iii) file all necessary forms regarding the Closing, including without limitation form 1099, 8288 or 8288A. Any written agreement designating the "reporting person" under 26 USC Section 6045(e) shall also operate as the designation agreement required under 31 CFR 1031.320(c) for the purpose of identifying the "reporting person" responsible for filing the FinCEN Real Estate Report, when required, concerning the transfer of the Property. By accepting the role as Closing Agent, this Agreement shall obligate the Closing Agent to fulfill their responsibilities as set forth above and as otherwise required by state, federal or other laws, directives or regulations. Seller will execute an affidavit confirming compliance with FIRPTA and as otherwise necessary for Closing Agent to fulfill the responsibilities in this paragraph 32, as prepared by the Closing Agent.

33. NOTICE: All notices, requests and other communications under this Agreement shall be in writing and shall be delivered in person, or sent by overnight courier or certified mail, return receipt requested, addressed as follows:

If to Seller: ***603 E Canal Wynne AR 72396***

With a copy to: ***jasonccr@yahoo.com***

If to Buyer: ***Wynne City Hall***

With a copy to: ***Jhobbs@cityofwynne.com***

Or at such other address, and to the attention of such person, of which the parties shall have given notice as herein provided. All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof on the second day after the date of the mailing thereof or the first day after being sent by overnight courier.

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34. TAX DEFERRED EXCHANGE: Each party agrees to cooperate with the other, if requested in writing, to effect a tax deferred exchange under the provisions of the Internal Revenue Code of 1986, as amended, provided such exchange is without cost or expense to cooperating party, and the requesting party shall indemnify and hold the other harmless from and against any cost or expense or other liability, tax or action which may be incurred in connection with such exchange.

35. LICENSEE DISCLOSURE: (Check all that apply):

☒ **A**. Not Applicable.

☐ **B**. One or more parties to this Real Estate Contract acting as a ☐ Buyer ☐ Seller hold a valid Arkansas Real Estate License.

☐ **C.** One or more owners of any entity acting as ☐ Buyer ☐ Seller hold a valid Arkansas Real Estate License.

☐ **D**. Neither party to this transaction is represented by any other licensee or broker / firm for the duration of this sale. Each party is self-representing their own interests. See attached Non-Representation Disclosure Addendum.

36. EXPIRATION: This Real Estate Contract expires if not accepted on or before

(month) ***February*** (day) ***20***, (year) ***2026***, at ***5:00*** (am) ☐ (pm) ☒

THIS IS A LEGALLY BINDING REAL ESTATE CONTRACT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2026.

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV.

[SIGNATURE PAGES TO FOLLOW ON SUBSEQUENT PAGES]

Real Estate Contract (Commercial)

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FORM SERIAL NUMBER: *066448-900177-1529327*

The above Real Estate Contract is executed:

Buyer's Signature: Jennifer Hobbs Mayor, Wynne AR

Printed Name: ***City of Wynne - Jennifer Hobbs***

Date/Time: 02/19/2026 02:00 PM

Buyer's Signature: _____

Printed Name: _____

Date/Time: _____

The above Real Estate Contract is:

☐ **accepted**

Seller's Signature: Jeffery Holt

Printed Name: ***Jeffery Holt***

Date/Time: 02/19/2026 01:32 PM

Seller's Signature: Bethany Holt

Printed Name: ***Bethany Holt***

Date/Time: 02/19/2026 01:34 PM

The above Real Estate Contract is:

☐ **rejected**

☐ **counter-offered**

Seller's Initials	Date/Time	Seller's Initials	Date/Time
_____	_____	_____	_____

(Form Serial Number _____)

☐ **as a backup, if applicable, and Buyer informed of Notification of Existing Real Estate Contract**

(Form Serial Number _____)

☐ **accepted as a backup, if applicable, and Buyer informed of Notification of Existing Real Estate Contract**

(Form Serial Number _____)

Seller's Initials	Date/Time	Seller's Initials	Date/Time
_____	_____	_____	_____

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Real Estate Contract (Commercial)

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FORM SERIAL NUMBER: *066448-900177-1529327*

Pursuant to AREC Rule 10.12, this Real Estate Contract has been reviewed by:

NA
Selling Firm

Principal or Executive Broker Signature	Selling Agent Signature
NA	*N*
Principal or Executive Broker Printed Name	Selling Agent Printed Name
Date/Time	Date/Time
AREC License #: *NA*	**AREC License #:** *NA*
Broker Email: *NA*	**Agent Email:** *NA*
	Agent Cell Number: *NA*

Pursuant to AREC Rule 10.12, this Real Estate Contract has been reviewed by:

Cross County Realty
Listing Firm

Emily N Watts	Jason Nichols
Principal or Executive Broker Signature	Listing Agent Signature
Emily Watts	*Jason Nichols*
Principal or Executive Broker Printed Name	Listing Agent Printed Name
02/19/2026 01:32 PM	02/19/2026 01:31 PM
Date/Time	Date/Time
AREC License #: *PB00088465*	**AREC License #:** *SA00082284*
Broker Email: *emilyccrealty@gmail.com*	**Agent Email:** *jasonccr@yahoo.com*
	Agent Cell Number: *5019517170*

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General Addendum

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Form Serial Number: *088797-700177-2119624*

Regarding the Contract/Agreement(Form Serial Number ***066448-900177-1529327***), dated (month) ***February*** (day) ***19***, (year) ***2026***, between Buyer/Lessee, ***City of Wynne Arkansas - Mayor Jennifer Hobbs***, and Seller/Lessor, ***Lighthouse Barber Shop LLC by Jeffery Holt & Bethany Holt***, covering the real property known as ***603 E Canal Ave Wynne AR 72396***

(the "Property"), the undersigned Buyer/Lesee and Seller/Lessor, in consideration for the covenants, agreements and promises made below and other good and valuable consideration, receipt and sufficiency being acknowledged, agree as follows:

17. Buyer agrees to pay the closing cost associated with this transaction, excluding any commission or compensation to Cross County Realty. SELLER reserves the right to remove any/all personal property, appliances, any furniture, fixtures (electrical/plumbing), flooring, cabinetry, etc. prior to possession date. Anything remaining after possession date will be considered property of Buyer.

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General Addendum

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This General Addendum, upon its execution by both parties, incorporates by reference all provisions of the above-referenced Contract/Agreement not expressly modified herein. This General Addendum may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same. Electronic signatures shall be deemed original signatures and shall be binding upon the parties.

EXPIRATION: This General Addendum shall not be effective unless signed by Buyer/Lessee and Seller/Lessor on or before (month) ***February*** (day) ***27***, (year) ***2026***, at ***5:00*** ☐ (a.m.) ☒ (p.m.).

THIS IS A LEGALLY BINDING AGREEMENT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2026.

FORM SERIAL NUMBER: ***088797-700177-2119624***

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV.

The above General Addendum is executed on (month) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.).

NA 02/26/2026 09:39 AM

Selling Firm

Signature: _____ Signature: Jennifer Hobbs Mayor, Wynne AR

Printed Name: ***NA*** Printed Name: ***City of Wynne - Jennifer Hobbs***

Principal or Executive Broker **Buyer/Lessee**

Signature: _____ Signature: _____

Printed Name: ***N*** Printed Name: _____

Selling Agent **Buyer/Lessee**

The above General Addendum is executed on (month) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.).

Cross County Realty 02/26/2026 09:32 AM

Listing Firm

Signature: Emily N Watts Signature: Jeffery Holt

Printed Name: ***Emily Watts*** Printed Name: ***Jeffery Holt***

Principal or Executive Broker **Seller/Lessor**

Signature: Jason Nichols Signature: Bethany Holt

Printed Name: ***Jason Nichols*** Printed Name: ***Bethany Holt***

Listing Agent **Seller/Lessor**

Electronically Signed using eSignOnline™ [Session ID : f357442c-4af2-4f6c-98a5-9c194abef802]

Outlook

[EXTERNAL]:Demo old barber shop

From Darrick Perdew <darrackperdew77@gmail.com>
Date Thu 3/5/2026 7:48 AM
To Devyn Arens <darens@cityofwynne.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Demo of building and load in dumpsters provided by city of wynne price is 3,000.00
Demo of building and haul off price would be 6,000.00



ESTIMATE

#EST11
Issued 3/2/2026

FROM

Jackson EXC & CON LLC
(870-318-4849)
(501-940-3246)
mitchelltomjackson@gmail.com
63 CR 708 Wynne Ar 72396

BILL TO

City Of Wynne Sanitation Department
870-238-2395
darens@cityofwynne.gov
1878 US-64 Spur,wynne AR 72396

Description	QTY	Price, USD	Amount, USD
Demolition of Lighthouse Barber shop 603 Canal -Demolition of the Lighthouse barber shop at 603 Canal street. - assisting the city with loading of materials into their dumpsters. -concrete foundation to be removed and disposed of off site	1	$8,500.00	$8,500.00
		Total	**$8,500.00**

ESTIMATE

Estimate #:
Invoice date: 3/4/2026
Job: Tear Down Building

63 CR 160
Wynne, AR 72396
P: 870-318-7542

peytonhillexcavating@gmail.com

Bill to: City of Wynne
Address:

Phone: 870-318-5319 Devyn
Fax:

Item	Description	Qty	Unit Price	Price
1	Demo Building and Placing Debris on side of Lot with 210 Excavator and Skid Steer	3 Days	$3,500.00	$10,500.00
2	Site and Traffic Control	1 Day	$3,000.00	$3,000.00
			Invoice Subtotal	$13,500.00
			TOTAL	$13,500.00

ESTIMATE

Estimate #:
Invoice date: 3/4/2026
Job: Tear Down Building

63 CR 160
Wynne, AR 72396
P: 870-318-7542

peytonhillexcavating@gmail.com

Bill to: City of Wynne
Address:

Phone: 870-318-5319 Devyn
Fax:

Item	Description	Qty	Unit Price	Price
1	Demo Building and Placing Debris on side of Lot with 210 Excavator and Skid Steer	3 Days	$3,500.00	$10,500.00
2	Site and Traffic Control	1 Day	$3,000.00	$3,000.00
3	Tonnage of Building Debris to Landfill with Trucking	300 Tons	$65.00	$19,500.00
4	Loading Debris on Trucks	17	$340.00	$5,780.00
			Invoice Subtotal	$38,780.00
			TOTAL	$38,780.00

CITY OF WYNNE

ORDINANCE NUMBER 922

AN ORDINANCE TO AUTHORIZE COUNCIL MEMBERS, OFFICIALS, OR MUNICIPAL EMPLOYEES OF THE CITY OF WYNNE TO CONTRACT WITH THE CITY OR ITS AGENCIES TO FURNISH SUPPLIES, EQUIPMENT, OR SERVICES TO THE MUNICIPALITY PURSUANT TO A.C.A. 14-42-107, AND DECLARING AN EMERGENCY.

WHEREAS, Arkansas Code § 14-42-107 provides that no council member, official, or municipal employee shall be interested, directly or indirectly, in the profits of any contract for furnishing supplies, equipment, or services to the municipality unless the governing body of the city has enacted an ordinance specifically permitting council members, officials, or municipal employees to conduct business with the city and prescribing the extent of its authority; and

WHEREAS, the City of Wynne from time to time needs supplies, equipment, or services, and some of those services are provided by council members, elected officials, and employees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYNNE, ARKANSAS:

Section 1: Authorization. Pursuant to A.C.A. 14-42-107, the City of Wynne, through its City Council, may specifically permit a City of Wynne official or employee to be interested, directly or indirectly, in the profits of any contract for the furnishing of any supplies, equipment, or services to the City of Wynne, provided that the official or employee are specifically named and their authorization stated in an ordinance.

Section 2: Pursuant to Section 1, Jason Nichols, a City Councilman for the City of Wynne, by and through his company, Cross County Realty, and Emily Watts, the Wynne City Clerk, by and through her company, Cross County Realty, are authorized to be interested, directly or indirectly, in the profits of any contract for providing real estate services in the transaction whereby the City of Wynne purchases real property located at 603 Canal Avenue East, Wynne, Arkansas, 72396 from Lighthouse Barber Shop, LLC, as Jason Nichols, Cross County Realty, represents Lighthouse Barber Shop, LLC in that transaction and Cross County Realty may be paid a commission from Lighthouse Barber Shop, LLC in that transaction.

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 4: That the provisions of this ordinance are hereby declared to be severable and if any section, phrase, or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

Section 5: Emergency Declared Therefore, an emergency is hereby declared to exist, and this Ordinance being necessary for the immediate preservation of the public health, peace, safety and welfare, shall take effect and be enforced immediately upon its passage and approval.

Passed and approved this 10th day of March, 2026.

_____

Jennifer Hobbs, Mayor

ATTEST

_____

Emily Watts, City Clerk

RIVER CITY HYDRAULICS
RCH
SINCE 1982

River City Hydraulics, Inc.
P.O. Box 6033
Sherwood, AR 72124
Phone: (501) 835-5230
Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
2/13/2026	30376

Name / Address	Ship To
City of Wynne Public Works 1878 HWY 64 Spur Wynne, AR 72396	City of Wynne Public Works 1878 HWY 64 Spur Wynne, AR 72396

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	RF			

Item	Description	Qty	U/M	Rate	Total
GALBREATH ...	GALBREATH 75K OUTSIDE RAIL HOIST MOUNTED ON NEW AND UNUSED MACK GRANITE CHASSIS	1	ea	254,581.58	254,581.58
SOURCEWELL...	SOURCEWELL DISCOUNT	1		-9,791.58	-9,791.58
TRADE IN TR...	MACK GRANITE GALBREATH U75 TRADE IN FOR $140,000 TRADE VALUE CONTINGENT UPON UNIT MEETING RCH TERMS AND CONDITIONS. TRUCK MUST HAVE A CLEAN TITLE IN HAND WITH NO LIEN. PIONEER RACK N PINION AUTO TARPER W/ HYDRAULIC GANTRY HUCK BOLT MOUNTING STEEL FENDERS INSIDE AIR CONTROLS 5-SPOOL OUTSIDE CONTROL VALVE FOR HOIST AND TARPER LED LIGHT PACKAGE HEAVY DUTY REAR BUMPER (PINTLE HITCH READY) 48" STEEL TOOL BOX PAINT FOB SHERWOOD	1	ea	-140,000.00	-140,000.00

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Date _____

Print

Any applicable material surcharges or tariffs imposed on this order prior to delivery will be passed on to the buyer. This will increase the final price at time of delivery.

Initial: ____

RIVER CITY HYDRAULICS
RCH
SINCE 1982

River City Hydraulics, Inc.
P.O. Box 6033
Sherwood, AR 72124
Phone: (501) 835-5230
Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
2/13/2026	30376

Name / Address	Ship To
City of Wynne Public Works 1878 HWY 64 Spur Wynne, AR 72396	City of Wynne Public Works 1878 HWY 64 Spur Wynne, AR 72396

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	RF			

Item	Description	Qty	U/M	Rate	Total
	RIVER CITY HYDRAULICS GUARANTEES A BUYBACK OF $147,000 AFTER 24 MONTHS CONTINGENT UPON COMPLETE UNIT MEETING RCH TERMS AND CONDITIONS. CITY OF WYNNE SOURCEWELL # 91407 WASTEQUIP SOURCEWELL # 010825-WQI				

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Signature _____ Date _____

Print _____

Subtotal	$104,790.00
Sales Tax (0.0%)	$0.00
Total	$104,790.00

Any applicable material surcharges or tariffs imposed on this order prior to delivery will be passed on to the buyer. This will increase the final price at time of delivery.

Initial: ____

CITY OF WYNNE
ORDINANCE NUMBER 923

AN ORDINANCE WAIVING THE BID PROCESS AND FINANCE THROUGH ARVEST BANK ONE NEW 2026 GILBREATH HOIST MOUNTED ON MACK TRUCK AND DECLARING AN EMERGENCY

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of Wynne, Arkansas, that the City of Wynne finance one 2026 Gilbreath hoist mounted on Mack (roll off) truck.

WHEREAS, River City Hydraulics, Sherwood, Arkansas is a responsible for competitive vendor; and

WHEREAS, River City Hydraulics offers the Sourcewell Statewide Discount; and

WHEREAS, The City has reason to believe that this company is a responsible and competitive vendor; and

WHEREAS, currently no other vendors are offering this arrangement of guarantee buy back.

NOW, THEREFORE, an emergency is declared to exist and the taking of competitive bids is hereby waived and the Mayor is authorized and directed to contract with River City Hydraulics, Sherwood, Arkansas and finance through Arvest Bank for the purchase of one new Roll off truck as specific in the attached proposal.

PASSED AND APPROVED on this day 10th of March 2026.

_____
Jennifer Hobbs, Mayor

_____
Emily Watts, City Clerk

From: Joey Parker <jparker5@arvest.com>
Sent: Friday, February 20, 2026 8:10 AM
To: Kim Baskins <kbaskins@cityofwynne.gov>
Subject: [EXTERNAL]:Re: Roll-off

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Below is what we discussed yesterday.

If the mayor wants to do this just let me know..

Finance 104,790
Tax-exempt/bank-qualified rate: 4.41
24 month term
Estimated monthly payment: 4,585 (I think I said just under 4,600 yesterday)

Joey Parker

Arvest Bank

Vice President – Commercial Lender

4004 McCain Blvd

North little Rock, Arkansas 72116

jparker5@arvest.com

501-837-9776

ARVEST

Karen Vowels

Commercial Loan Assistant

Office 501.379.7341 | Fax 501.379.7408

4004 McCain Blvd | North Little Rock, AR 72116

NMLS # 1172157 | LTT 452 McCain

kvowels@arvest.com

Cell: 501-837-9776

Office: 501-379-7332

CITY OF WYNNE
RESOLUTION NUMBER 3-10-2026 B

A RESOLUTION DECLARING CERTAIN PROPERTY LOCATED AT 102 E. JACKSON STREET, WYNNE, ARKANSAS TO BE A NUISANCE AND CONDEMNING THE STRUCTURE THEREON.

WHEREAS, the City of Wynne Code Enforcement Officer has received numerous complaints and has investigated the property owned by Jarrel Breechen which is located at **102 E. Jackson Street, Wynne, Cross County, Arkansas, Cross County Parcel NO. 900-01216-000, Legal Description: Lot One (1) Block Eleven (11), Brookfield's Third Addition to the City of Wynne, Cross County, Arkansas**; and

WHEREAS, the property has been found to be in violation of city codes due to unsightly and unsanitary conditions including, but not limited to, **tall grass, broken or missing windows, rubbish and debris throughout the yard, and the general deterioration of the structure**; and

WHEREAS, these conditions have caused the property to become a **public nuisance and an eyesore to surrounding residents**, and the condition of the property has created an environment conducive to **pests, rodents, and other vermin**; and

WHEREAS, since the City posted notice of the City Council meeting to address the property, individuals have been present on the property with written permission from the owner to remove items deemed "salvageable," resulting in **all windows being removed and exterior doors being left open and unsecured**; and

WHEREAS, additional rubbish and debris have been removed from inside the residence and from a storage building located behind the residence and discarded onto the property, further contributing to the nuisance condition of the property; and

WHEREAS, the City Council finds that the structure located on the property constitutes a **nuisance and is detrimental to the health, safety, and welfare of the citizens of Wynne, Arkansas.**

WHEREAS, the owner of the property was mailed written notification of this City Council meeting and his right to be heard at the same, and said notice was posted on the property,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYNNE, ARKANSAS THAT:

1. The structure located at 102 E. Jackson Street, Wynne, Cross County, Arkansas, is hereby declared to be a nuisance pursuant to the ordinances of the City of Wynne.

2. Said structure is hereby condemned, and the owner of the property shall have thirty (30) days from the posting and mailing of this Resolution to remove the structure or otherwise abate the nuisance.

3. If the nuisance is not abated within the time provided, the City of Wynne Code Enforcement Officer or his designated representative is authorized to remove or cause the removal of the structure in accordance with the City of Wynne nuisance abatement ordinance.

4. The costs associated with the removal and cleanup of the property shall constitute a lien against the property as provided by Arkansas law and the ordinances of the City of Wynne.

PASSED AND APPROVED on this 10th day of March, 2026 by a majority vote of the Wynne City Council.

_____
Jennifer Hobbs, Mayor

ATTEST:

_____
Emily Watts, City Clerk
(SEAL)

General Fund
Balance Sheets
5 Year Comparative
2/28/2026

		Book Value Feb 2026 Actual	Book Value Feb 2025 Actual	Book Value Feb 2024 Actual	Book Value Feb 2023 Actual	Book Value Feb 2022 Actual
Assets						
Current Assets						
Cash						
	Cross Bank CD	1,649,329.29	1,799,536.14	1,000,587.13		341,247.49
	First Financial Bank C/D	769,592.92	899,150.79	504,682.14		
	FNBEA CD	251,808.04				
	General Fund Bank AC	809,797.96	675,285.12	1,095,799.89	646,968.78	723,517.78
	Partners Bank CD				860,770.49	
	Total Current Assets	**$3,480,528.21**	**$3,373,972.05**	**$2,601,069.16**	**$1,507,739.27**	**$1,064,765.27**
	Total Assets	**$3,480,528.21**	**$3,373,972.05**	**$2,601,069.16**	**$1,507,739.27**	**$1,064,765.27**
Liabilities						
Current Liabilities						
Payroll Liabilities						
	941 Payroll Tax Account	104.12				
	AFLAC		1,888.73			
	AR Employment Security	1,668.79	1,654.04	1,039.71	1,075.05	1,102.16
	LegalShield		99.96			
	Lively Inc Payable		(38.48)			
	LOPFI	6,878.07				
	MASA		(42.00)			
	Municipal Health Benefit Fund	35,878.06	(7,333.39)		(588.12)	
	Nationwide Retirement Solution		95.00			
	SYMETRA		(9.52)			
	Ark Sales Tax	(4,839.79)	(5,299.04)	1,575.10	1,205.07	209.79
	Total Current Liabilities	**$39,689.25**	**($8,984.70)**	**$2,614.81**	**$1,692.00**	**$1,311.95**
	Total Liabilities	**$39,689.25**	**($8,984.70)**	**$2,614.81**	**$1,692.00**	**$1,311.95**
Fund Balance						
Suplus Carryover						
	Current Net Income	1,016,269.95	990,942.77	206,440.37	65,068.11	(41,937.51)
	General Fund Balance	2,424,569.01	2,392,013.98	2,392,013.98	1,440,979.16	1,105,390.83
	Total Fund Balance	**$3,440,838.96**	**$3,382,956.75**	**$2,598,454.35**	**$1,506,047.27**	**$1,063,453.32**
	Total Liabilities and Equity	**$3,480,528.21**	**$3,373,972.05**	**$2,601,069.16**	**$1,507,739.27**	**$1,064,765.27**

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Revenue						
00-General Revenues						
	Grant	0.00	0.00	509,000.00	(509,000.00)	
	Pension/Pol,Fire,Court	0.00	1,181.04	0.00	1,181.04	
051	State Turnbacks	0.00	10,228.00	92,000.00	(81,772.00)	11.1%
052	General & Property Tax	4,516.59	79,183.34	550,000.00	(470,816.66)	14.4%
055	Entergy Corp	93,945.23	93,945.23	345,000.00	(251,054.77)	27.2%
056	CenterPoint Energy	4,115.89	4,115.89	4,000.00	115.89	102.9%
057	SBC	0.00	1,422.41	1,700.00	(277.59)	83.7%
058	Woodruff Electric	0.00	16,253.33	61,000.00	(44,746.67)	26.6%
059	Wynne Cable TV	885.08	885.08	6,500.00	(5,614.92)	13.6%
060	Wynne Water Utilities	1,000.00	2,000.00	12,000.00	(10,000.00)	16.7%
061	Ritter Communications	430.49	430.49	2,400.00	(1,969.51)	17.9%
064	Privilege Tax	585.00	785.00	50,000.00	(49,215.00)	1.6%
066	Building Permits	3,653.20	3,653.20	45,000.00	(41,346.80)	8.1%
069	Intox Detection Fees	0.00	44.47	120.00	(75.53)	37.1%
070	Municipal Court Fines	0.00	17,150.19	145,000.00	(127,849.81)	11.8%
071	Court Fees	0.00	692.64	120.00	572.64	577.2%
072	DWI Funds	0.00	608.52	120.00	488.52	507.1%
073	Small Claims	0.00	267.50	120.00	147.50	222.9%
074	City Sales Tax	75,679.95	148,066.66	835,000.00	(686,933.34)	17.7%
074A	City Sales Tax-Police & Fire	36,023.64	70,479.70	381,800.00	(311,320.30)	18.5%
074B	City Sales Tax-City Projects	32,434.25	63,457.11	345,000.00	(281,542.89)	18.4%
075	General Sales Tax	8,507.18	17,015.36	132,000.00	(114,984.64)	12.9%
076	Local Option Sales Tax	161,715.99	300,467.85	1,650,000.00	(1,349,532.15)	18.2%
077	Mueller Industries	0.00	0.00	50,000.00	(50,000.00)	
081	Sanitation-Class 3 & 4	13,761.15	22,736.90	133,000.00	(110,263.10)	17.1%
083	Sanitation Fees	148,724.28	282,088.42	1,500,000.00	(1,217,911.58)	18.8%
090	Fire Department	115.00	115.00	7,500.00	(7,385.00)	1.5%
091	Police Department	475.00	665.00	37,500.00	(36,835.00)	1.8%
092	Interest on Investments	9,220.15	16,730.06	60,000.00	(43,269.94)	27.9%
094	District Court	786.39	1,606.39	69,345.00	(67,738.61)	2.3%
094A	Misc Income	425.65	4,119.68	1,000.00	3,119.68	412.0%
BEVTAX	Beverage Tax	1,251.77	1,251.77	9,600.00	(8,348.23)	13.0%
CCRev	Court Cost Revenue	0.00	0.00	69,120.00	(69,120.00)	
CVReimb	Cherry Valley Court	1,500.00	3,000.00	18,000.00	(15,000.00)	16.7%
Disaster	Disaster	0.00	0.00	40,000.00	(40,000.00)	
UTV	UTV/GolfCart Permits	200.00	525.00	0.00	525.00	
	00-General Revenues Totals	**$599,951.88**	**$1,165,171.23**	**$7,162,945.00**	**($5,997,773.77)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
01-Mayor						
101	Salaries	5,715.84	11,431.68	74,280.00	(62,848.32)	15.4%
103	Unemployment Comp	0.93	1.91	0.00	1.91	
105	Insurance	538.37	1,076.74	6,500.00	(5,423.26)	16.6%
107A	Social Security	354.38	708.76	4,600.00	(3,891.24)	15.4%
107B	Medicare	82.88	165.76	1,100.00	(934.24)	15.1%
110	Pension	1,012.76	2,025.52	13,300.00	(11,274.48)	15.2%
117	Office Supplies	207.41	294.26	1,800.00	(1,505.74)	16.3%
135	Minor Equipment	0.00	0.00	1,500.00	(1,500.00)	
180	Travel & Business	336.40	336.40	4,500.00	(4,163.60)	7.5%
	01-Mayor Totals	**$8,248.97**	**$16,041.03**	**$107,580.00**	**($91,538.97)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
02-City Council						
101	Salaries	5,279.00	10,558.00	63,350.00	(52,792.00)	16.7%
105	Insurance	3,287.62	6,578.95	77,700.00	(71,121.05)	8.5%
107A	Social Security	324.18	648.36	3,950.00	(3,301.64)	16.4%
107B	Medicare	75.78	151.56	950.00	(798.44)	16.0%
135	Minor Equipment	0.00	0.00	5,000.00	(5,000.00)	
	02-City Council Totals	**$8,966.58**	**$17,936.87**	**$150,950.00**	**($133,013.13)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
03-City Clerk						
101	Salaries	527.90	1,055.80	6,335.00	(5,279.20)	16.7%
105	Insurance	539.58	1,079.16	6,500.00	(5,420.84)	16.6%
107A	Social Security	32.73	65.46	400.00	(334.54)	16.4%
107B	Medicare	7.65	15.30	100.00	(84.70)	15.3%
110	Pension	171.22	265.29	1,375.00	(1,109.71)	19.3%
117	Office Supplies	370.41	370.41	3,000.00	(2,629.59)	12.3%
119	Utilities	396.13	724.82	4,000.00	(3,275.18)	18.1%
120	Telephone	200.08	400.16	3,000.00	(2,599.84)	13.3%
124	Advertising	0.00	0.00	1,000.00	(1,000.00)	
	03-City Clerk Totals	**$2,245.70**	**$3,976.40**	**$25,710.00**	**($21,733.60)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
04-Finance Dept						
101	Salaries	3,962.97	7,925.94	50,915.00	(42,989.06)	15.6%
103	Unemployment Comp	13.55	27.83	50.00	(22.17)	55.7%
105	Insurance	594.79	1,189.58	12,950.00	(11,760.42)	9.2%
107A	Social Security	245.70	491.40	3,160.00	(2,668.60)	15.6%
107B	Medicare	57.46	114.92	740.00	(625.08)	15.5%
110	Pension	514.76	1,029.52	6,695.00	(5,665.48)	15.4%
117	Office Supplies	176.61	244.84	1,500.00	(1,255.16)	16.3%
135	Minor Equipment	0.00	779.00	2,000.00	(1,221.00)	39.0%
	04-Finance Dept Totals	**$5,565.84**	**$11,803.03**	**$78,010.00**	**($66,206.97)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
05-Legal Dept						
101	Salaries	3,763.58	7,527.16	45,200.00	(37,672.84)	16.7%
105	Insurance	441.63	883.26	6,475.00	(5,591.74)	13.6%
107A	Social Security	233.34	466.68	2,805.00	(2,338.32)	16.6%
107B	Medicare	54.57	109.14	695.00	(585.86)	15.7%
110	Pension	770.67	1,441.34	8,400.00	(6,958.66)	17.2%
180	Travel & Business	0.00	0.00	600.00	(600.00)	
	05-Legal Dept Totals	**$5,263.79**	**$10,427.58**	**$64,175.00**	**($53,747.42)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
06-General Administration						
105	Insurance	2,955.10	6,243.20	49,350.00	(43,106.80)	12.7%
108	Workers Comp	0.00	50,609.18	63,400.00	(12,790.82)	79.8%
110	Pension	666.66	1,333.32	8,000.00	(6,666.68)	16.7%
111	Fire Insurance	0.00	13,550.02	14,600.00	(1,049.98)	92.8%
113	Contract Labor	480.00	960.00	6,240.00	(5,280.00)	15.4%
116	Publications & Dues	26,229.10	26,229.10	32,790.00	(6,560.90)	80.0%
123	Election Fees	0.00	0.00	12,000.00	(12,000.00)	
125	Information Technology	1,226.00	1,226.00	23,000.00	(21,774.00)	5.3%
139	Building & Grounds	3,655.39	27,677.62	35,000.00	(7,322.38)	79.1%
181	Travel & Training	201.34	630.78	18,000.00	(17,369.22)	3.5%
194	Contracted Aid	0.00	0.00	30,500.00	(30,500.00)	
195	Misc Expense	0.00	111.52	519,000.00	(518,888.48)	
196	Disaster	0.00	0.00	40,000.00	(40,000.00)	
199	Economic Development	75,679.95	148,066.66	835,000.00	(686,933.34)	17.7%
06-General Administration Totals		**$111,093.54**	**$276,637.40**	**$1,686,880.00**	**($1,410,242.60)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
07-Police Dept						
101	Salaries	94,814.57	193,109.85	1,337,832.00	(1,144,722.15)	14.4%
102	Shared Salaries	0.00	0.00	35,000.00	(35,000.00)	
103	Unemployment Comp	269.59	687.34	4,450.00	(3,762.66)	15.4%
105	Insurance	10,706.15	23,879.86	162,000.00	(138,120.14)	14.7%
107A	Social Security	5,846.02	11,907.84	82,945.00	(71,037.16)	14.4%
107B	Medicare	1,367.22	2,784.90	19,400.00	(16,615.10)	14.4%
110	Pension	1,517.57	24,307.74	314,730.00	(290,422.26)	7.7%
115	Uniform Allowance	493.34	493.34	21,000.00	(20,506.66)	2.3%
117	Office Supplies	2,653.35	2,653.35	19,000.00	(16,346.65)	14.0%
119	Utilities	401.13	729.82	4,000.00	(3,270.18)	18.2%
120	Telephone	1,486.16	2,972.32	19,200.00	(16,227.68)	15.5%
125	Information Technology	4,085.00	8,335.00	47,660.00	(39,325.00)	17.5%
131	Equipment Repairs	316.81	316.81	25,000.00	(24,683.19)	1.3%
133	Vehicle Insurance	7,738.58	7,738.58	9,950.00	(2,211.42)	77.8%
134	Radio Maintenance	0.00	0.00	2,500.00	(2,500.00)	
135	Minor Equipment	7,797.89	10,101.94	40,600.00	(30,498.06)	24.9%
136	Capital Outlay	0.00	0.00	155,000.00	(155,000.00)	
151	Gas & Oil	6,966.06	6,966.06	65,000.00	(58,033.94)	10.7%
160	Tires & Tubes	2,279.88	2,279.88	7,500.00	(5,220.12)	30.4%
181	Travel & Training	309.39	605.15	10,000.00	(9,394.85)	6.1%
187	Jail Services	0.00	0.00	72,000.00	(72,000.00)	
190	Animal Board	2,025.38	2,477.55	20,000.00	(17,522.45)	12.4%
201	Fleet Manager	0.00	0.00	26,065.00	(26,065.00)	
	07-Police Dept Totals	**$151,074.09**	**$302,347.33**	**$2,500,832.00**	**($2,198,484.67)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
08-Fire Dept						
101	Salaries	43,793.32	89,433.75	643,310.00	(553,876.25)	13.9%
102	Shared Salaries	0.00	0.00	35,000.00	(35,000.00)	
103	Unemployment Comp	124.01	299.68	480.00	(180.32)	62.4%
104	Unsworn Personnel	3,447.88	6,895.76	104,400.00	(97,504.24)	6.6%
105	Insurance	6,554.74	12,534.16	84,523.00	(71,988.84)	14.8%
107A	Social Security	163.68	327.36	2,150.00	(1,822.64)	15.2%
107B	Medicare	693.01	1,400.66	11,314.00	(9,913.34)	12.4%
110	Pension	413.23	13,307.10	180,042.00	(166,734.90)	7.4%
111	Fire Insurance	32.76	14,028.88	13,200.00	828.88	106.3%
115	Uniform Allowance	0.00	0.00	26,050.00	(26,050.00)	
117	Office Supplies	352.04	352.04	10,000.00	(9,647.96)	3.5%
119	Utilities	2,434.55	4,482.58	26,000.00	(21,517.42)	17.2%
120	Telephone	1,002.54	2,005.08	11,800.00	(9,794.92)	17.0%
125	Information Technology	949.00	9,249.00	31,000.00	(21,751.00)	29.8%
131	Equipment Repairs	2,566.73	2,566.73	30,000.00	(27,433.27)	8.6%
132	Early Warning System	0.00	0.00	40,000.00	(40,000.00)	
133	Vehicle Insurance	18,367.16	18,367.16	16,525.00	1,842.16	111.1%
136	Capital Outlay	0.00	1,350.00	119,250.00	(117,900.00)	1.1%
139	Building & Grounds	183.80	623.60	70,000.00	(69,376.40)	0.9%
151	Gas & Oil	5,445.56	5,445.56	26,000.00	(20,554.44)	20.9%
181	Travel & Training	404.42	1,018.42	12,000.00	(10,981.58)	8.5%
201	Fleet Manager	0.00	0.00	13,032.50	(13,032.50)	
PTFire	Part Time Fire Salary	828.00	828.00	32,400.00	(31,572.00)	2.6%
	08-Fire Dept Totals	**$87,756.43**	**$184,515.52**	**$1,538,476.50**	**($1,353,960.98)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
09-Human Resources/Grant Admin						
101	Salaries	5,269.82	10,539.64	68,500.00	(57,960.36)	15.4%
103	Unemployment Comp	7.16	29.76	300.00	(270.24)	9.9%
105	Insurance	839.34	1,281.13	6,475.00	(5,193.87)	19.8%
107A	Social Security	323.62	647.25	4,250.00	(3,602.75)	15.2%
107B	Medicare	75.68	151.37	990.00	(838.63)	15.3%
110	Pension	807.34	1,614.67	10,500.00	(8,885.33)	15.4%
117	Office Supplies	313.87	313.87	3,000.00	(2,686.13)	10.5%
09-Human Resources/Grant Admin Totals		**$7,636.83**	**$14,577.69**	**$94,015.00**	**($79,437.31)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
10-Planning Comm & Inspection						
112	Professional Services	0.00	5,050.00	25,050.00	(20,000.00)	20.2%
113	Contract Labor	0.00	0.00	7,500.00	(7,500.00)	
117	Office Supplies	118.20	118.20	2,500.00	(2,381.80)	4.7%
181	Travel & Training	52.53	52.53	1,200.00	(1,147.47)	4.4%
191	Fund Transfer	0.00	0.00	4,125.00	(4,125.00)	
10-Planning Comm & Inspection Totals		**$170.73**	**$5,220.73**	**$40,375.00**	**($35,154.27)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
12-Sanitation Dept						
101	Salaries	28,870.15	57,768.18	412,595.50	(354,827.32)	14.0%
103	Unemployment Comp	108.71	231.69	515.00	(283.31)	45.0%
105	Insurance	5,027.52	9,935.25	61,550.00	(51,614.75)	16.1%
107A	Social Security	1,779.28	3,560.31	25,580.00	(22,019.69)	13.9%
107B	Medicare	416.15	832.72	5,990.00	(5,157.28)	13.9%
110	Pension	4,422.98	8,850.24	63,270.00	(54,419.76)	14.0%
111	Fire Insurance	0.00	6,419.66	6,400.00	19.66	100.3%
113	Contract Labor	100.00	200.00	1,300.00	(1,100.00)	15.4%
115	Uniform Allowance	958.12	1,196.21	7,500.00	(6,303.79)	15.9%
117	Office Supplies	132.16	132.16	3,900.00	(3,767.84)	3.4%
119	Utilities	683.11	1,138.67	5,000.00	(3,861.33)	22.8%
120	Telephone	265.98	531.96	4,000.00	(3,468.04)	13.3%
125	Information Technology	260.50	3,760.50	6,600.00	(2,839.50)	57.0%
131	Equipment Repairs	1,612.01	1,612.01	20,000.00	(18,387.99)	8.1%
133	Vehicle Insurance	16,964.90	16,964.90	12,500.00	4,464.90	135.7%
136	Capital Outlay	34,209.15	49,876.95	153,500.00	(103,623.05)	32.5%
137	Debt Service Exp. - Capit.	21,074.10	42,148.20	250,000.00	(207,851.80)	16.9%
139	Building & Grounds	149.86	924.86	8,500.00	(7,575.14)	10.9%
150	Chemicals	0.00	0.00	1,000.00	(1,000.00)	
151	Gas & Oil	9,001.69	9,001.69	80,000.00	(70,998.31)	11.3%
160	Tires & Tubes	5,983.02	6,621.71	25,000.00	(18,378.29)	26.5%
181	Travel & Training	72.21	141.23	8,000.00	(7,858.77)	1.8%
192	Disposal, Class 3 & 4	7,798.00	23,095.64	145,500.00	(122,404.36)	15.9%
193	Disposal, Solid Waste	19,861.39	44,226.34	277,000.00	(232,773.66)	16.0%
201	Fleet Manager	0.00	0.00	13,032.50	(13,032.50)	
	12-Sanitation Dept Totals	**$159,750.99**	**$289,171.08**	**$1,598,233.00**	**($1,309,061.92)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
14-Parks & Recreation Dept						
191	Fund Transfer	0.00	0.00	100,000.00	(100,000.00)	
14-Parks & Recreation Dept Totals		**$0.00**	**$0.00**	**$100,000.00**	**($100,000.00)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Expenses						
15-District Court						
101	Salaries	7,349.12	17,050.38	111,500.00	(94,449.62)	15.3%
103	Unemployment Comp	42.68	83.92	210.00	(126.08)	40.0%
105	Insurance	1,657.39	3,257.48	19,500.00	(16,242.52)	16.7%
107A	Social Security	641.65	1,243.12	6,915.00	(5,671.88)	18.0%
107B	Medicare	150.08	290.76	1,685.00	(1,394.24)	17.3%
110	Pension	1,594.76	3,081.00	17,100.00	(14,019.00)	18.0%
117	Office Supplies	1,527.31	1,620.26	4,500.00	(2,879.74)	36.0%
120	Telephone	142.61	285.22	1,800.00	(1,514.78)	15.8%
125	Information Technology	0.00	0.00	13,000.00	(13,000.00)	
181	Travel & Training	1,127.98	1,127.98	2,000.00	(872.02)	56.4%
CVReimb	Cherry Valley Salaries	3,000.00	3,000.00	18,000.00	(15,000.00)	16.7%
	15-District Court Totals	**$17,233.58**	**$31,040.12**	**$196,210.00**	**($165,169.88)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Fund Balances						
	Beginning Fund Balance	3,405,894.15	3,439,362.51	0.00	0.00	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Fund Balances						
	Net Change in Fund	34,944.81	1,476.45	(1,018,501.50)	0.00	

General Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Fund Balances						
	Ending Fund Balance	3,440,838.96	3,440,838.96	0.00	0.00	

Street Fund
Balance Sheets
5 Year Comparative
2/28/2026

		Book Value Feb 2026 Actual	Book Value Feb 2025 Actual	Book Value Feb 2024 Actual	Book Value Feb 2023 Actual	Book Value Feb 2022 Actual
Assets						
Current Assets						
Cash						
	Cross Bank CD					475,802.64
	Partners Bank CD				304,628.05	
	Street Fund Bank A/C	242,997.03	238,985.94	361,016.76	235,865.67	162,720.75
	Total Current Assets	**$242,997.03**	**$238,985.94**	**$361,016.76**	**$540,493.72**	**$638,523.39**
	Total Assets	**$242,997.03**	**$238,985.94**	**$361,016.76**	**$540,493.72**	**$638,523.39**
Fund Balance						
Suplus Carryover						
	Current Net Income	(86,919.45)	(90,930.54)	31,100.28	11,340.35	31,893.74
	Street Fund Balance	329,916.48	329,916.48	329,916.48	529,153.37	606,629.65
	Total Fund Balance	**$242,997.03**	**$238,985.94**	**$361,016.76**	**$540,493.72**	**$638,523.39**
	Total Liabilities and Equity	**$242,997.03**	**$238,985.94**	**$361,016.76**	**$540,493.72**	**$638,523.39**

City of Wynne-Street Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Revenue						
	Grant	0.00	0.00	1,200,000.00	1,200,000.00	
051	State Turnbacks	60,923.86	108,883.82	708,850.00	599,966.18	15.4%
056	Street Cutting	0.00	0.00	175.00	175.00	
074	City Sales Tax	18,033.44	52,076.37	190,900.00	138,823.63	27.3%
092	Interest on Investments	196.28	416.90		(416.90)	
CRT	County Road Tax	1,355.46	23,752.48	175,000.00	151,247.52	13.6%
FT	Fund Transfer	0.00	0.00	300,000.00	300,000.00	
	Revenue	**$80,509.04**	**$185,129.57**	**$2,574,925.00**	**$2,389,795.43**	
	Gross Profit	**$80,509.04**	**$185,129.57**	**$2,574,925.00**	**$0.00**	
Expenses						
101	Salaries	26,822.09	53,504.40	412,596.00	359,091.60	13.0%
103	Unemployment Comp	93.93	207.22	515.00	307.78	40.2%
105	Insurance	3,990.50	7,764.91	61,550.00	53,785.09	12.6%
107A	Social Security	1,658.70	3,308.71	25,580.00	22,271.29	12.9%
107B	Medicare	387.91	773.76	5,990.00	5,216.24	12.9%
110	Pension	4,109.08	8,196.75	63,270.00	55,073.25	13.0%
111	Fire Insurance	0.00	6,592.64	6,250.00	(342.64)	105.5%
113	Contract Labor	100.00	200.00	1,300.00	1,100.00	15.4%
115	Uniform Allowance	958.13	1,196.21	7,500.00	6,303.79	15.9%
117	Office Supplies	69.74	69.74	3,900.00	3,830.26	1.8%
119	Utilities	683.11	1,138.66	5,000.00	3,861.34	22.8%
120	Telephone	265.97	531.94	4,000.00	3,468.06	13.3%
125	Information Technology	260.50	3,760.50	6,600.00	2,839.50	57.0%
131	Equipment Repairs	3,646.10	3,646.10	25,000.00	21,353.90	14.6%
133	Vehicle Insurance	12,216.80	12,216.80	14,260.00	2,043.20	85.7%
136	Capital Outlay	21,800.00	21,800.00	35,200.00	13,400.00	61.9%
137	Debt Service Exp. - Capit.	19,344.54	29,016.81	278,000.00	248,983.19	10.4%
139	Building & Grounds	149.87	174.87	4,000.00	3,825.13	4.4%
140	Traffic Control Maintenance	0.00	0.00	20,000.00	20,000.00	
142	Street Lights	9,271.31	18,290.60	110,000.00	91,709.40	16.6%
151	Gas & Oil	5,629.52	5,629.52	50,000.00	44,370.48	11.3%
154	Supplies	4,168.64	4,223.38	320,000.00	315,776.62	1.3%
160	Tires & Tubes	1,640.38	1,640.38	10,000.00	8,359.62	16.4%
181	Travel & Training	72.20	141.22	1,500.00	1,358.78	9.4%
197	Special Projects	3,365.00	3,365.00	1,200,000.00	1,196,635.00	0.3%
199	City Sales Tax Projects	0.00	0.00	75,000.00	75,000.00	
201	Fleet Manager	0.00	0.00	13,032.50	13,032.50	
	Expenses	**$120,704.02**	**$187,390.12**	**$2,760,043.50**	**$2,572,653.38**	
	Revenue Less Expenditures	**($40,194.98)**	**($2,260.55)**	**($185,118.50)**	**$0.00**	
	Net Change in Fund Balance	**($40,194.98)**	**($2,260.55)**	**($185,118.50)**	**$0.00**	
Fund Balances						
	Beginning Fund Balance	283,192.01	245,257.58		0.00	
	Net Change in Fund	(40,194.98)	(2,260.55)	(185,118.50)	0.00	
	Ending Fund Balance	242,997.03	242,997.03		0.00	

Parks & Recreation
Balance Sheets
5 Year Comparative
2/28/2026

		Book Value Feb 2026 Actual	Book Value Feb 2025 Actual	Book Value Feb 2024 Actual	Book Value Feb 2023 Actual	Book Value Feb 2022 Actual
Assets						
Current Assets						
Cash						
	Cross Bank CD	681,556.08	644,427.08	586,391.42		
	Cross Bank checking	479,859.31	403,547.25	277,643.98		
	First National Bank of EA	21,755.97	6,723.11	6,709.37	170,687.67	215,186.49
	Parks & Recreation Operating A				204,446.71	187,745.93
	Parks FFB CD	255,699.42				
	Partners Bank CD				227,131.57	
	Petty Cash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Total Current Assets	**$1,439,870.78**	**$1,055,697.44**	**$871,744.77**	**$603,265.95**	**$403,932.42**
	Total Assets	**$1,439,870.78**	**$1,055,697.44**	**$871,744.77**	**$603,265.95**	**$403,932.42**
Liabilities						
Current Liabilities						
Other Current Liabilities						
	Ark Sales Tax	120.38	120.38			
	Due to General Fund		2,475.00			
	Total Current Liabilities	**$120.38**	**$2,595.38**			
	Total Liabilities	**$120.38**	**$2,595.38**			
Fund Balance						
Suplus Carryover						
	Current Net Income	518,928.18	132,279.84	(49,077.45)	61,825.23	46,842.30
	Parks & Recreation Fund Bal.	920,822.22	920,822.22	920,822.22	541,440.72	357,090.12
	Total Fund Balance	**$1,439,750.40**	**$1,053,102.06**	**$871,744.77**	**$603,265.95**	**$403,932.42**
	Total Liabilities and Equity	**$1,439,870.78**	**$1,055,697.44**	**$871,744.77**	**$603,265.95**	**$403,932.42**

City of Wynne- Park & Rec Fund

Statement of Revenue and Expenditures

		Current Period Feb 2026 Feb 2026 Actual	Year-To-Date Jan 2026 Feb 2026 Actual	Annual Budget Jan 2026 Dec 2026	Annual Budget Jan 2026 Dec 2026 Variance	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures						
Revenue						
	Concessions	764.00	764.00	60,000.00	59,236.00	1.3%
	Donations	0.00	0.00	13,500.00	13,500.00	
	Rental-Field/Park	1,430.00	3,425.00	25,000.00	21,575.00	13.7%
	Saddle Club	0.00	0.00	1,200.00	1,200.00	
074	City Sales Tax	54,057.09	156,104.25	575,000.00	418,895.75	27.1%
092	Interest on Investments	3,800.17	7,588.76	20,000.00	12,411.24	37.9%
FlagFoot	Flag Football	0.00	0.00	5,200.00	5,200.00	
FT	Fund Transfer	0.00	0.00	100,000.00	100,000.00	
	Revenue	**$60,051.26**	**$167,882.01**	**$799,900.00**	**$632,017.99**	
	Gross Profit	**$60,051.26**	**$167,882.01**	**$799,900.00**	**$0.00**	
Expenses						
101	Salaries	13,693.70	26,936.65	308,995.00	282,058.35	8.7%
103	Unemployment Comp	43.15	99.44	315.00	215.56	31.6%
105	Insurance	2,174.35	3,805.09	26,000.00	22,194.91	14.6%
107A	Social Security	847.85	1,667.77	19,165.00	17,497.23	8.7%
107B	Medicare	198.31	390.09	4,490.00	4,099.91	8.7%
110	Pension	1,768.53	3,539.47	46,000.00	42,460.53	7.7%
111	Fire Insurance	287.89	19,035.16	16,100.00	(2,935.16)	118.2%
113	Contract Labor	160.00	320.00	32,100.00	31,780.00	1.0%
117	Office Supplies	132.09	174.08	3,500.00	3,325.92	5.0%
119	Utilities	3,055.23	3,055.23	75,000.00	71,944.77	4.1%
120	Telephone	370.58	741.16	6,600.00	5,858.84	11.2%
125	Information Technology	381.00	1,381.00	3,300.00	1,919.00	41.8%
131	Equipment Repairs	0.00	0.00	7,500.00	7,500.00	
133	Vehicle Insurance	2,146.40	2,146.40	3,500.00	1,353.60	61.3%
136	Capital Outlay	0.00	0.00	4,000.00	4,000.00	
138	Capital Improvement	0.00	0.00	250,000.00	250,000.00	
139	Building & Grounds	781.04	7,234.24	80,000.00	72,765.76	9.0%
151	Gas & Oil	732.22	732.22	9,500.00	8,767.78	7.7%
154	Supplies	0.00	0.00	53,000.00	53,000.00	
194	Contracted Aid	2,500.00	5,000.00	30,000.00	25,000.00	16.7%
201	Fleet Manager	0.00	0.00	13,032.50	13,032.50	
	Expenses	**$29,272.34**	**$76,258.00**	**$992,097.50**	**$915,839.50**	
	Revenue Less Expenditures	**$30,778.92**	**$91,624.01**	**($192,197.50)**	**$0.00**	
	Net Change in Fund Balance	**$30,778.92**	**$91,624.01**	**($192,197.50)**	**$0.00**	
Fund Balances						
	Beginning Fund Balance	1,408,971.48	1,348,126.39		0.00	
	Net Change in Fund	30,778.92	91,624.01	(192,197.50)	0.00	
	Ending Fund Balance	1,439,750.40	1,439,750.40		0.00	

2025 City of Wynne Financial Statement
GENERAL FUND

Balance January 1, 2025		$ 747,021.27
State Revenues		$ 176,384.64
Property Taxes		$ 617,866.76
Sales Tax		$ 3,448,911.61
Fines, Forfeitures, Costs		$ 211,059.59
Franchise Fees		$ 499,082.53
Grants		$ 270,528.00
Other		$ 2,502,791.70
	Total Revenues	$ 7,726,624.83
Employee Expenses		$ 3,827,477.09
Travel and Training		$ 43,272.12
Building and Grounds		$ 67,006.10
Property/Vehicle Insurance		$ 70,532.74
Municipal Dues		$ 31,217.50
Economic Development		$ 844,404.08
Disaster Recovery		$ 260,287.00
Legal		$ 9,000.00
Planning Commission		$ 3,759.16
Debt Services		$ 444,736.78
Capital Outlay		$ 326,320.64
Fund Transfers		$ 350,000.00
Other		$ 1,252,894.84
	Total Expenditures	$ 7,530,908.05
	Revenue less expenditures	$ 195,716.78
Balance 12/31/2025		$ 1,019,027.92

2025 City of Wynne Financial Statement
STREET FUND

Balance January 1, 2025	$	253,950.14
State Revenues	$	702,533.36
Property Taxes	$	352,833.60
Sales Tax	$	35,197.89
Fund Transfer	$	250,000.00
Other	$	62,743.20
Total Revenues	$	1,403,308.05
Employee Expenses	$	487,436.34
Travel and Training	$	2,033.41
Building and Grounds	$	2,448.88
Property/Vehicle Insurance	$	19,795.83
Debt Services	$	148,506.37
Capital Outlay	$	126,200.56
City Sales Tax Project	$	81,498.04
Traffic Control	$	4,207.59
Street Lights	$	106,101.56
Other	$	381,380.81
Total Expenditures	$	1,359,609.39
Revenue less expenditures	$	43,698.66
Balance 12/31/2025	$	254,101.59

2025 City of Wynne Financial Statement
PARKS AND RECREATION FUND

Balance January 1, 2025	$	435,605.53
Concessions	$	48,630.54
Grant	$	125,000.00
Sales Tax	$	605,227.48
Fund Transfer	$	100,000.00
Rentals	$	113,549.64
Other	$	64,306.23
Total Revenues	$	1,056,713.89
Employee Expenses	$	269,097.16
Building and Grounds	$	95,928.58
Property/Vehicle Insurance	$	18,165.59
Debt Services	$	95,349.27
Capital Outlay	$	46,991.42
Contract Labor	$	36,571.68
Other	$	174,587.31
Total Expenditures	$	736,691.01
Revenue less expenditures	$	320,022.88
Balance 12/31/2025	$	421,069.45

City of Wynne Mosquito Control Fund
Annual Accounting 12-31-2025

1/1/2025			$ 81,237.55
Revenues:	Mosquito Control Fees		$ 142,418.80
		Total	$ 142,418.80
	Vector Disease Control		$ 138,900.00
	Vehicle Insurance		$ 433.64
Expenditures:		**Total**	$ 139,333.64
12/31/2025			$ 84,322.71

City of Wynne Tree Board Fund
Annual Accounting 12-31-2025

1/1/2025			$ 14,574.60
Revenues:	General Fund Transfer		$ 5,000.00
		Total	$ 5,000.00
	Tree Removal		$ 500.00
	Tree Purchases		$ 1,500.00
Expenditures:		**Total**	$ 2,000.00
12/31/2025			$ 17,574.60

City of Wynne American Rescue Plan Fund
Annual Accounting 5-29-2025

1/1/2025			$ 415,544.62
Revenues:	Interest		$ 248.22
		Total	$ 248.22
Expenditures:	Minor Equipment		$ 25,168.84
	Capital Outlay		$ 390,624.00
		Total	$ 415,792.84
5/29/2025			$ -

Account Closed

City of Wynne Planning Commission
Annual Accounting 12-31-2025

1/1/2025				$ 3,585.47
Revenues:		CD Interest		$ 492.46
		City of Wynne		$ 687.50
			Total	$ 1,179.96
		CD Total		$ 14,050.12
Expenditures:		Commission Compesation		$ 938.00
			Total	$ 938.00
Assets 12/31/2025				
	Cash			$ 3,334.97
	CD			$ 14,050.12
			Total	$ 17,385.09
12/31/2025				$ 16,697.59

City of Wynne Court Automation Fund
Annual Accounting 12-31-2025

1/1/2025			$ 3,634.47
Revenues:	Court Cost		$ 30,974.50
		Total	$ 30,974.50
	Minor Equipment		$ 19,618.22
	Truck Payment		$ 464.19
Expenditures:		**Total**	$ 20,082.41
12/31/2025			$ 14,526.56

Wynne Fire Department ACT 833 Funds
Annual Accounting 12-31-2025

1/1/2025			$ 217,384.19
Revenues:	Donations		$ -
	Interest		$ 653.95
	State of Arkansas		$ 100,078.03
		Total	$ 100,731.98
Expenditures:	Minor Equipment		$ 115,678.66
	Truck Payment		$ 80,975.60
		Total	$ 196,654.26
12/31/2025			$ 121,461.91