Wynne City Council Meeting

Tuesday, April 14, 2026

Invocation

Pledge

Roll Call

Approval of Minutes March 10, 2026 meeting

Department Reports:

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

New Business:

1. Review of 2024 Audit
2. Remove assets from Public Works and send to auction
3. Change to agreement with Cherry Valley for District Court
4. Resolution 4-14-2026 A Condemn Property
5. Resolution 4-14-2026 B Condemn Property
6. Approve purchase of property for EDA Grant (street Project)
7. Approve Pickleball project downtown

MINUTES OF THE WYNNE CITY COUNCIL
March 10, 2026

The Wynne City Council met at Wynne City Hall on March 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 Morris and seconded by Councilperson Miller and by consent of all Members present, the minutes of a regular council meeting held on February 10, 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 Nelson, 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 3-10-26 A, "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)." After further discussion, on the motion of Councilperson Morris, second by Councilperson Miller, and by consent of all members present, Resolution 3-10-26 A was approved and accepted.

For the Second item of business, Mayor Hobbs presented the option to purchase the Lighthouse Barber Shop at 603 East Canal Avenue, Wynne, AR for the purchase price of $110,000 as well as quotes to demo and haul off the debris from the material. After further discussion, Councilperson Wyatt made the motion that the City purchase the property from Lighthouse Barber Shop, LLC for $110,000 (additional expenses to include necessary fees at the title company) and to accept the $6,000 bid to demolish and haul off the building from Darrick Perdew. Councilperson Miller seconded the motion, and by consent of all members present, the motion passed.

For the Third item of business, Mayor Hobbs presented and read in its entirety Ordinance 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." After further discussion, Councilperson Morris, with a second from Councilperson Wyatt, made a motion to suspend the rule requiring an ordinance be read on three different days. The following vote carried the motion:

Carter – aye	Fowler – aye	Davis – aye	McDaniel – aye
Miller – aye	Morris – aye	Nelson – aye	Nichols – Abstain
Waymire – aye	Wyatt – aye		

Councilperson Davis, with a second by Councilperson Wyatt, made a motion to adopt Ordinance 922. The following vote carried the motion:

Carter – aye	Fowler – aye	Davis – aye	McDaniel – aye
Miller – aye	Morris – aye	Nelson – aye	Nichols – Abstain
Waymire – aye	Wyatt – aye		

Mayor Hobbs declared Ordinance 922 adopted.

Councilperson Morris, with a second by Councilperson Nelson, made a motion to enact the emergency clause. The following vote carried the motion:

Carter – aye	Fowler – aye	Davis – aye	McDaniel – aye
Miller – aye	Morris – aye	Nelson – aye	Nichols – Abstain

Waymire – aye Wyatt – aye

For the Fourth item of business, Mayor Hobbs presented the option to purchase a 2026 Mack Granite Galbreath Rolloff for $104,790 with the Sourcewell trade-in discount of $140,000. After further discussion, Councilperson Miller made the motion to purchase the 2026 Mack Granite Galbreath Rolloff for $104,790 cash from the General Fund. Councilperson Wyatt seconded the motion, and by consent of all members present, the motion carried.

For the Fifth item of business, Mayor Hobbs presented and read in its entirety Resolution 3-10-26 B, "A Resolution declaring certain property located at 102 E. Jackson Street, Wynne, Arkansas to be a nuisance and condemning the structure thereon." After further discussion, on the motion of Councilperson Morris, second by Councilperson Miller, and by consent of all members present, Resolution 3-10-26 B was approved and accepted.

For the Sixth item of business, Mayor Hobbs asked for Council to approve the Cross County Health Department as a posting place for ordinances in accordance with Arkansas A.C.A. 14-55-206 that allows the City to post in five (5) public places within Wynne City Limits. The public places designated previously have been Wynne City Hall, Cross County Courthouse, Cross County Library, Hay's North Branch, and Hay's South Branch. With the closing of Hay's South Branch, the Mayor asked that the Council approve Cross County Health Department as the new designated posting place. Councilperson Morris made the motion to accept this change. Councilperson Nelson seconded the motion, and by consent of all members, the motion passed.

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

April 2026

Totals Collected

- $600 MP Rentals
- $1,900 RV Rentals
- $2,600 Concessions

Fuel Used

- 240 G Gas
- 60 G Diesel

Other

- Boys league starts 4/14
- Girls' preseason tournament 4/18

DEPARTMENT OF PUBLIC WORKS MONTHLY REPORT FOR MARCH 2026

COLLECTED $2,772.50 FOR CLASS 3 HAULED TO CITY SHOP

COLLECTED $18575.35 FOR ROLLOFFS (RENTAL, HAULING, DISPOSAL)

THE PUBLIC WORKS DEPT. USED 381.3 GALLONS OF GAS AND 3434.25 GALLONS OF DIESEL.

HAULED 569.7 TONS OF CLASS I AND 614.77 TONS OF CLASS 3 TO THE WEST MEMPHIS LANDFILL, TOTAL COST $52,042.74

March MONTHLY REPORT

PERMIT TYPE	HOW MANY SOLD	INSPECTIONS COMPLETED
Res Single Family	*5*	
Res Multi Family		
Res Addition		
Res Alterations		*1*
Manufactured Homes		
Res electrical single family	*6*	*13*
Res Electrical Multi Family		*1*
Res Electrical Alteration		*2*
Res Electrical Addition		
Res Generator		
Res Plumbing Single Family	*1*	*5*
Res Plumbing Multi Family		*1*
Res Plumbing Addition		
Res Plumbing Alteration		
Res Gas Piping		*3*
Res HVAC Single Family	*3*	*2*
Res HVAC Multi Family		*1*
Res HVAC Alteration		*1*
Res HVAC Change OUT		
Res HVAC Mini Splits		
Res Accessory Building		*1*
Fencing Permit	*1*	*1*
Decks/Swimming Pools/Retaining Walls		
Storms Shelter		
Demolition		
Comm. Buliding 0-10,000 sq ft	*2*	*2*
Comm. Building 10,000+ sqft		
Comm. Alterations		
Comm. Electrical		*2*
Comm. Electrical Alterations		
Comm. HVAC	*1*	*2*
Comm. Alterations		

MONTHLY REPORT PG2

PERMIT TYPE	HOW MANY SOLD	INSPECTIONS COMPLETED
Comm. Change Out		
Comm. Mini Splits		
Commercial Plumbing		*2*
Comm. Gas		*2*
Comm. Alterations		
Commercial Sprinklers		
Comm. Signs		
Mobile Vending/Temp Tents		
Reroofing	*3*	*4*
Communication Towers		
Total Number Permits Sold	*23*	*Inspections 46*

INSPECTIONS ONLY

Fire Inspection	
Foundation	*7*
Framing	*6*
Address	
Final Inspections	*1*
Public Service	
Contractor Lic.	*4*
MISC.	
Total Inspections For the MONTH	*64*

Total Receipts ……. **$7,527.80**

Wynne Fire Department

March 2026

Department Report

Fuel:

Gas-248.8

Diesel-286.4

Building:

Permits- 23

Inspections- 64

Collected- $7,527.80

Fire:

Monthly- 84

Year-

Wynne Police Department
Report to the City Council
Mar-26

Arrest:

Citations	260
Warnings	521
Felony	47

Accidents:

	22

Warrants:

Issued	109
Served	81

Receipts:

Act 1188 - City Ordinances	$	2,850.00
Act 988 - No Insurance Fines	$	2,685.00
Fines Collected by Municipal Court	$	17,079.47
Privilege License	$	100.00
Accident and Incident Reports	$	260.00
Total Receipts:	**$**	**22,974.47**

Milage:

Unit 1	2021 Dodge Charger	Miles On OD	44916
Unit 2	2021 Dodge Charger	Miles On OD	45403
Unit 3	2019 Dodge Charger	Miles On OD	NA
Unit 4	2019 Dodge Charger	Miles On OD	56856
Unit 5	2019 Dodge Charger	Miles On OD	NA
Unit 6	2021 Dodge Charger	Miles On OD	41205
Unit 7	2020 Dodge Durango	Miles On OD	54136
Unit 8	2021 Dodge Charger	Miles On OD	33223
Unit 9	2020 Dodge Durango	Miles On OD	42457
Unit 10	2019 Dodge Charger	Miles On OD	88146
Unit 11	2018 Dodge Charger	Miles On OD	52640
Unit 14	2025 Dodge Ram	Miles On OD	6400
Unit 16	2021 Dodge Charger	Miles On OD	NA
Unit 17	2025 Dodge Durango	Miles On OD	14803
Unit 18	2025 Dodge Durango	Miles On OD	16122
Unit 19	2018 Dodge Charger	Miles On OD	57021
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	18627
Unit 23	2021 Grey Dodge Pickup	Miles On OD	43205
Unit 24	2021 Maroon Dodge Pickup	Miles On OD	110197
Unit 25	2023 Dodge Charger	Miles On OD	19045
Unit 26	2023 Dodge Charger	Miles On OD	31538
Unit 27	2023 Dodge Charger	Miles On OD	32334
Unit 28	2024 Dodge Durango	Miles On OD	18786
Unit 29	2024 Dodge Durango	Miles On OD	34544
Unit 30	2024 Dodge Durango	Miles On OD	24003
Unit 31	2012 Chevy Silverado	Miles On OD	NA

Gasoline Usage:

Used by the Police Department	1,643.50

PURCHASE ORDERS	2026	March				

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**	**$ 16,503.66**
44441	3/3/2026	USPS(visa)	Certified Mail		17	$ (6.08)
44441	3/25/2026	USPS(visa)	First Class Mail		17	$ (1.36)
44444-1793050-0	3/1/2026	Pettus	Case Toilet Paper		17	$ (62.81)
44444-1794991-0	3/18/2026	Pettus	Case Trifold paper towels		17	$ (28.32)
44445-4262533676	3/12/2026	Cintas	Mat Services		17	$ (132.73)
44445-4264043668	3/26/2026	Cintas	Mat Services		17	$ (78.99)
44447	3/18/2026	Wal-Mart(visa)	Coffee, Forks, plates		17	$ (34.58)
44449	3/11/2026	Amazon(visa)	Perforated Roll Paper		17	$ (150.04)
44449	3/11/2026	Amazon(visa)	Triple A Batteries		17	$ (37.53)
44449	3/17/2026	Amazon(visa)	Handsoap refills and lg Trash bags		17	$ (27.27)
44452	3/20/2026	USPS(visa)	Certified Mail		17	$ (12.16)
Ending Balance						**$ 15,931.79**
Beginning Balance					**Equip Repair**	**$ 24,470.87**
44440-24772	3/2/2026	A.J.'s Automotive	Idler Pulley, serpentine belt, and labor	7	31	$ (167.37)
44440-24809	3/9/2026	A.J.'s Automotive	Tire Repair	7	31	$ (27.63)
44440-24821	3/10/2026	A.J.'s Automotive	Mount and balance tires x 4	7	31	$ (78.30)
44442-1374-423765	3/7/2026	O'Reilly Autoparts	1 gal Antifreeze, Weather Strp	10	31	$ (29.81)
44442-1374-423764	3/7/2026	O'Reilly Autoparts	1 gal Antifreeze, Wiper Blades	1	31	$ (62.95)
44442-1374-424227	3/11/2026	O'Reilly Autoparts	Wiper Blade	3	31	$ (14.35)
44442-1374-424291	3/11/2026	O'Reilly Autoparts	Battery	10	31	$ (207.73)
44442-1374-425049	3/17/2026	O'Reilly Autoparts	Capsule	2	31	$ (38.83)
44442-1374-425806	3/23/2026	O'Reilly Autoparts	Capsule	7	31	$ (38.83)
Ending Balance						**$ 23,805.07**
Beginning Balance					**Radio Maintenance**	**$ 2,500.00**
					34	
Ending Balance						**$ 2,500.00**
Beginning Balance					**Minor Equipment**	**$ 28,561.51**
44450	3/19/2026	Tractor Supply	PPLN 50lb 30/20 (Levi K-9)		35	$ (103.86)
44451-SO-0307648	3/18/2026	Intoximeters(visa)	Breath Alcohol Testing supplies and equipment		35	$ (2,198.95)
44453-27770	3/18/2026	Paragould Communications, Inc.	5 x Kenwood Viking EF Johnson		35	$ (26,605.48)
Ending Balance						**$ (346.78)**
Beginning Balance					**Capital Outlay**	**$ 155,000.00**
44448	3/17/2026	Red River	2026 Dodge Durango 1C4RDJFG3TC234271		36	$ (39,000.00)
					36	
Ending Balance						**$ 116,000.00**
Beginning Balance					**Gas & Oil**	**$ 64,749.74**
44439-1374-423013	3/1/2026	O'Reilly Autoparts	Motor Oil	7	51	$ (27.61)
44439-1374-424467	3/13/2026	O'Reilly Autoparts	Motor Oil and Oil Filter	27	51	$ (68.75)
44439-1374-424468	3/13/2026	O'Reilly Autoparts	Motor Oil and Oil Filter	1	51	$ (68.75)
44439-1374-426773	3/27/2026	O'Reilly Autoparts	Motor Oil and Oil Filter	18	51	$ (69.08)
44439-1374-426791	3/31/2026	O'Reilly Autoparts	Motor Oil and Oil Filter	25	51	$ (97.10)
44455-24880	3/23/2026	A.J.'s Automotive	Oil	8	51	$ (78.44)
Ending Balance						**$ 64,340.01**
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**

Monthly Drug Report

Date of Arrest	Officer	Meth	Heroin	Marijuana	Cocaine	Fentanyl	Other	Charge	Arrests
3/1/2026	Reed						1.5g	Misd	1
3/2/2026	Hess			16.5g				Misd	1
3/4/2026	Hess	.500g						Felony	1
3/4/2026	Evans	5.510g						Felony	1
3/9/2026	Hess	149.0g		.400g				Felony	2
3/10/2026	Hess	1.10g						Felony	1
3/12/2026	Hendrix			3.1g				Misd	1
3/21/2026	Hendrix			1.2g				Misd	1
3/21/2026	Richardson	1.7g						Felony	2
3/21/2026	Burgess	22.20g		.100g				Felony	2
3/26/2026	Hess			1.0g				Misd	2
3/27/2026	Hess			1.0g				Misd	1
3/26/2026	Burgess	6.60g						Felony	2
3/27/2026	Getchell	.150g						Felony	0
3/30/2026	Hess	.700g		1.6g			2.3g	Felony	2
3/30/2026	Reed			.200g				Misd	1
3/30/2026	Reed	2.2g		2.60g				Felony	4
Totals:		**189.66g**		**27.70g**			**3.8g**		**25**

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				
Tractor Supply	4 x 50lb Mini Chunk and trash bags	3/6/2026	$ 124.81				
Tractor Supply	4 x 50lb Mini Chunk	3/24/2026	$ 114.88				
Total:			$1,813.82				$ 332.84

Public Works items to remove from asset list

2000 Ford F-350 Bucket Truck, vin # 1FDWF36L1YEB62158

6' Land Pride bush-hog, serial # 1088847

CITY OF WYNNE
RESOLUTION NUMBER 4-14-2026 A

A RESOLUTION DECLARING CERTAIN PROPERTY LOCATED AT 216 TENNESSEE 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 Jerrel Brecheen which is located at 216 Tennessee Street, Wynne, Cross County, Arkansas, Cross County Parcel No. 900-02518-001, Legal Description: The South Half (S 1/2) of Lot Seven (7) and of Lot Eight (8) of Block Seven (7) of the O.N. Killough Addition to the City of Wynne, 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, damaged and missing siding, damaged and missing underpinning, roof damage, and holes in the exterior walls extending through to the interior of the structure; and

WHEREAS, the structure has been left open and unsecured, and law enforcement officers have entered the property to clear the residence, at which time it was observed that the interior of the structure had been stripped of fixtures including plumbing, sinks, and toilets; and

WHEREAS, there are no active water or sanitation services at the property, and the property has accumulated rubbish, debris, and unsanitary materials, including the dumping of trash and waste along the roadway and nearby ditch, creating a hazard to the surrounding area; and

WHEREAS, the condition of the property has resulted in multiple complaints from neighboring residents and has created an environment conducive to pests, rodents, and other vermin; and

WHEREAS, the City has previously issued a Notice of Violation via certified mail, which was received by the owner, but the violations were not corrected and the property was not brought into compliance within the time allowed; and

WHEREAS, the City subsequently sent notice of the City Council meeting regarding this matter via certified mail and posted notice on 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.

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

1. The structure located at 216 Tennessee 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 14th day of April, 2026 by a majority vote of the Wynne City Council.

_____
Jennifer Hobbs, Mayor

ATTEST:

_____
Emily Watts, City Clerk
(SEAL)

CITY OF WYNNE
RESOLUTION NUMBER 4-14-2026 B

A RESOLUTION DECLARING CERTAIN PROPERTY LOCATED AT 713 NORTH WILSON STREET, WYNNE, ARKANSAS TO BE A NUISANCE AND CONDEMNING THE STRUCTURE THEREON.

WHEREAS, the City of Wynne Code Enforcement Officer has received complaints and has investigated the property owned by Amos B. Pearson which is located at 713 North Wilson Street, Wynne, Cross County, Arkansas, Cross County Parcel No. 900-01176-000, Legal Description: Lot Six (6) in Badinell's Subdivision of Block One (1) in 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 unsafe conditions including, but not limited to, busted and boarded windows, a missing rear door, and significant siding damage throughout the structure; and

WHEREAS, portions of the foundation are open and exposed, creating access for animals, rodents, and other vermin, thereby contributing to an unsafe and unsanitary condition; and

WHEREAS, the City issued a Notice of Violation via certified mail, which was confirmed received by the owner both by return receipt and in person, but no effort was made to abate the violations or bring the property into compliance within the time allowed; and

WHEREAS, the City subsequently issued a citation to the owner, which he refused to sign; and

WHEREAS, the City sent notice of the City Council meeting regarding this matter via certified mail and posted notice on the property, which was later removed, and delivery of the certified mail was confirmed; and

WHEREAS, the owner has had actual notice of the violations and has communicated with law enforcement regarding the same, including indicating an intent to inquire about demolition of the structure, but has failed to take any corrective action; and

WHEREAS, the City has made multiple attempts to contact the owner at the property with no response; 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.

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

1. The structure located at 713 North Wilson 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 14th day of April, 2026 by a majority vote of the Wynne City Council.

_____
Jennifer Hobbs, Mayor

ATTEST:

_____
Emily Watts, City Clerk
(SEAL)

APPRAISAL OF REAL PROPERTY

Approximately 0.88 acres



LOCATED AT

A Part of Section 16, T-7-N, R-3-E
Cross County, Arkansas

FOR

City of Wynne

Wynne, AR 72396

AS OF

02/04/2026

BY

Dwight L Brown
Delta Real Estate Services, Inc.
Arkansas State Certified General Appraiser #CG 0558
1334 Osage Street
Wynne, AR 72396
870-588-5072
This report lacks FDIC required language for financing purposes

LAND APPRAISAL REPORT

File No.: City of Wynne 2026-009

SUBJECT

Property Address: Falls Blvd | City: Wynne | State: AR | Zip Code: 72396

County: Cross | Legal Description: A part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) Section Sixteen (16), Township Seven (7) North, Range Three (3) East, Cross County, Arkansas

Assessor's Parcel #: Part of 900-04197-000-C | Tax Year: 2025 | R.E. Taxes: $ N/A | Special Assessments: $ 0

Market Area Name: City of Wynne | Map Reference: Subject | Census Tract: 9506.00

Current Owner of Record: Evolve Bank & Trust | Borrower (if applicable): N/A

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) | HOA: $ ☐ per year ☐ per month

Are there any existing improvements to the property? ☒ No ☐ Yes | If Yes, indicate current occupancy: ☒ Owner ☐ Tenant ☐ Vacant ☐ Not habitable

If Yes, give a brief description: An approximate 0.88 acre parcel being a part of the 4.77 acres in the ownership name of Evolve Bank & Trust.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: Establish a value for negotiating purposes on the 0.88 +/- acres.

Intended User(s) (by name or type): The City of Wynne and Evolve Bank & Trust.

Client: City of Wynne | Address: Wynne, AR

Appraiser: Dwight L Brown | Address: Wynne, AR

MARKET AREA DESCRIPTION

Characteristics			
Location:	☒ Urban	☐ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☐ 3-6 Mos.	☒ Over 6 Mos.

Predominant Occupancy	
☒ Owner	98
☒ Tenant	02
☐ Vacant (0-5%)	
☒ Vacant (>5%)	

One-Unit Housing	PRICE $(000)	AGE (yrs)
Low	10	25
High	250	40
Pred	25	35

Present Land Use	
One-Unit	%
2-4 Unit	%
Multi-Unit	%
Comm'l	%
Hill land	100 %
	%

Change in Land Use	
☒ Not Likely	
☐ Likely *	☐ In Process *
* To:	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: The subject is a strip of land off-of the main tract in the ownership of Evolve Bank & Trust. The City of Wynne is wishing to acquire a section of land along the north boundary line for placement of a roadway between Falls Blvd., and Lemons Street. A portion of the acreage is located in FEMA Designated Flood Zone A, one in one hundred years. (see attached map).

SITE DESCRIPTION

Dimensions: 60' x 667' x 60' x 658' Approximate (Survey required to verify) | Site Area: 0.88 acres

Zoning Classification: C-1 Light Commercial | Description: Area is zoned for light commercial use.

Do present improvements comply with existing zoning requirements? ☒ Yes ☐ No ☐ No Improvements

Uses allowed under current zoning: Any use with a commercial use.

Are CC&Rs applicable? ☐ Yes ☐ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /

Comments:

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Commercial development | Use as appraised in this report: Commercial development

Summary of Highest & Best Use: At this time, the current use would be best use.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Available
Gas	☒	☐	Available
Water	☒	☐	Available
Sanitary Sewer	☒	☐	Available
Storm Sewer	☒	☐	Available
Telephone	☐	☐	
Multimedia	☐	☐	

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Width			
Surface			
Curb/Gutter	Designed	☒	☐
Sidewalk	None	☐	☐
Street Lights	None	☐	☐
Alley	None	☐	☐

Frontage	60' (Estimated)
Topography	Slight grade
Size	0.88 +/- acres
Shape	Rectangle
Drainage	Good
View	Open

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 0500560005C | FEMA Map Date 06/01/1987

Site Comments: A portion of this acreage is located in FEMA Designated Flood Zone A. See the attached FEMA determination map to have a visual of the amount of the tract being appraise does lie within the FEMA Flood Zone A.

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LAND APPRAISAL REPORT

City of Wynne
File No.: 2026-009

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s):

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Falls Blvd Wynne, AR	Killough Rd Wynne, AR		2092 Killough Rd Wynne, AR		503 Eldridge Wynne, AR	
Proximity to Subject		0.86 miles NE		0.80 miles NE		0.30 miles N	
Sale Price	$ Price per acre		$ 105,769		$ 126,000		$ 70,588
Price/	$ Sale Price	$ 55,000		$ 63,000		$ 120,000	
Data Source(s)	Inspection	Assessor's Office		Assessor's Office		Assessor's Office	
Verification Source(s)		Oxbow Land Co/Bk 2025, P 1372		900-04109-014/Bk 2023,P 2157		900-04067-006/Bk2025,P 1905	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Unknown Unknown		Unknown Unknown		Unknown Unknown	
Date of Sale/Time		7/17/2025		11/3/2023		10/1/24	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Urban/Good	Urban/Good		Urban/Good		Urban/Good	
Site Area	0.88 +/- acres	0.52 acres		0.50 acres		1.70 acres	+35,000
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☐ −	$	☒ + ☐ −	$ 35,000
Adjusted Sale Price (in $)			$ 105,769		$ 126,000		$ 105,588

Summary of Sales Comparison Approach: The comparable sales are of similar commercial tracts. All of the Comparable Sales have secondary road frontage somewhat inferior to that of the subject property.

The adjusted per acre indicators range from $105,588 to $126,000 per acre. I feel that due to the access and location of the subject property along a major roadway, the estimated value would be more towards the higher range in values or $120,000 per acre. (0.88 acres x $120,000 per acre = $105,600).

**** The final value will be based on a legal land survey to derive the exact acreage count x the $120,000 per acre indicator.**

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 105,600

Final Reconciliation: I have placed an estimated value for this tract at $105,600, based on the assumption that the subject consist of 0.88 acres more or less. The final acreage count to be determined by survey would be based on the $120,000 per acre value.

This appraisal is made ☐ "as is", or ☒ subject to the following conditions: **** The final value will be based on a legal land survey to derive the exact acreage count x the $120,000 per acre indicator.**

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 105,600 , as of: 02/04/2026 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 11 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☒ Scope of Work ☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales ☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Client Name: City of Wynne

E-Mail: Address: Wynne, AR

APPRAISER

Dwight L Brown

ARKANSAS APPRAISER LICENSING & CERTIFICATION BOARD STATE CERTIFIED GENERAL No. CG0558 DWIGHT L. BROWN

Appraiser Name: Dwight L Brown
Company: Delta Real Estate Services, Inc.
Phone: Wynne, AR 72396 Fax:
E-Mail: 870-588-5072
Date of Report (Signature): 02/06/2026
License or Certification #: CG 0558 State: AR
Designation: Certified General
Expiration Date of License or Certification: 06/30/2026
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 02/04/2026

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

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DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

*** Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.**

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

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CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: Falls Blvd, Wynne, AR 72396

APPRAISER:

Signature: Dwight L Brown

Name: Dwight L Brown

Title: Certified General

State Certification #: CG 0558

or State License #:

State: AR Expiration Date of Certification or License: 06/30/2026

Date Signed: 02/06/2026

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

Title:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date Signed:

☐ Did ☐ Did Not Inspect Property

Form ACR2_DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Assumptions, Limiting Conditions & Scope of Work

City of Wynne
File No.: 2026-009

Property Address:	Falls Blvd	City:	Wynne	State:	AR	Zip Code:	72396
Client:	City of Wynne	Address:					
Appraiser:	Dwight L Brown	Address:					

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

– The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

– Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Certifications & Definitions

City of Wynne
File No.: 2026-009

Property Address: Falls Blvd City: Wynne State: AR Zip Code: 72396
Client: City of Wynne Address:
Appraiser: Dwight L Brown Address:

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:
– The statements of fact contained in this report are true and correct.
– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by
the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three–year period immediately preceding acceptance of this assignment.
– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
– My engagement in this assignment was not contingent upon developing or reporting predetermined results.
– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction
in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

This report does not contain FDIC language that would be required for financing purposes.

** The final value will be based on a legal land survey to derive the exact acreage count x the $120,000 per acre indicator.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Client Name: City of Wynne
E-Mail: Address:

APPRAISER

Dwight L Brown

ARKANSAS APPRAISER LICENSING & CERTIFICATION BOARD STATE CERTIFIED GENERAL No. CG0558 DWIGHT L. BROWN

Appraiser Name: Dwight L Brown
Company: Delta Real Estate Services, Inc.
Phone: Wynne, AR 72396 Fax:
E-Mail: 870-588-5072
Date Report Signed: 02/06/2026
License or Certification #: CG 0558 State: AR
Designation: Certified General
Expiration Date of License or Certification: 06/30/2026
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 02/04/2026

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date Report Signed:
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

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Subject Photo Page

Borrower	N/A						
Property Address	Falls Blvd						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Lender/Client							



Proposed access area

Falls Blvd	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Urban/Good
View	
Site	0.88 +/- acres
Quality	
Age	



Street Scene

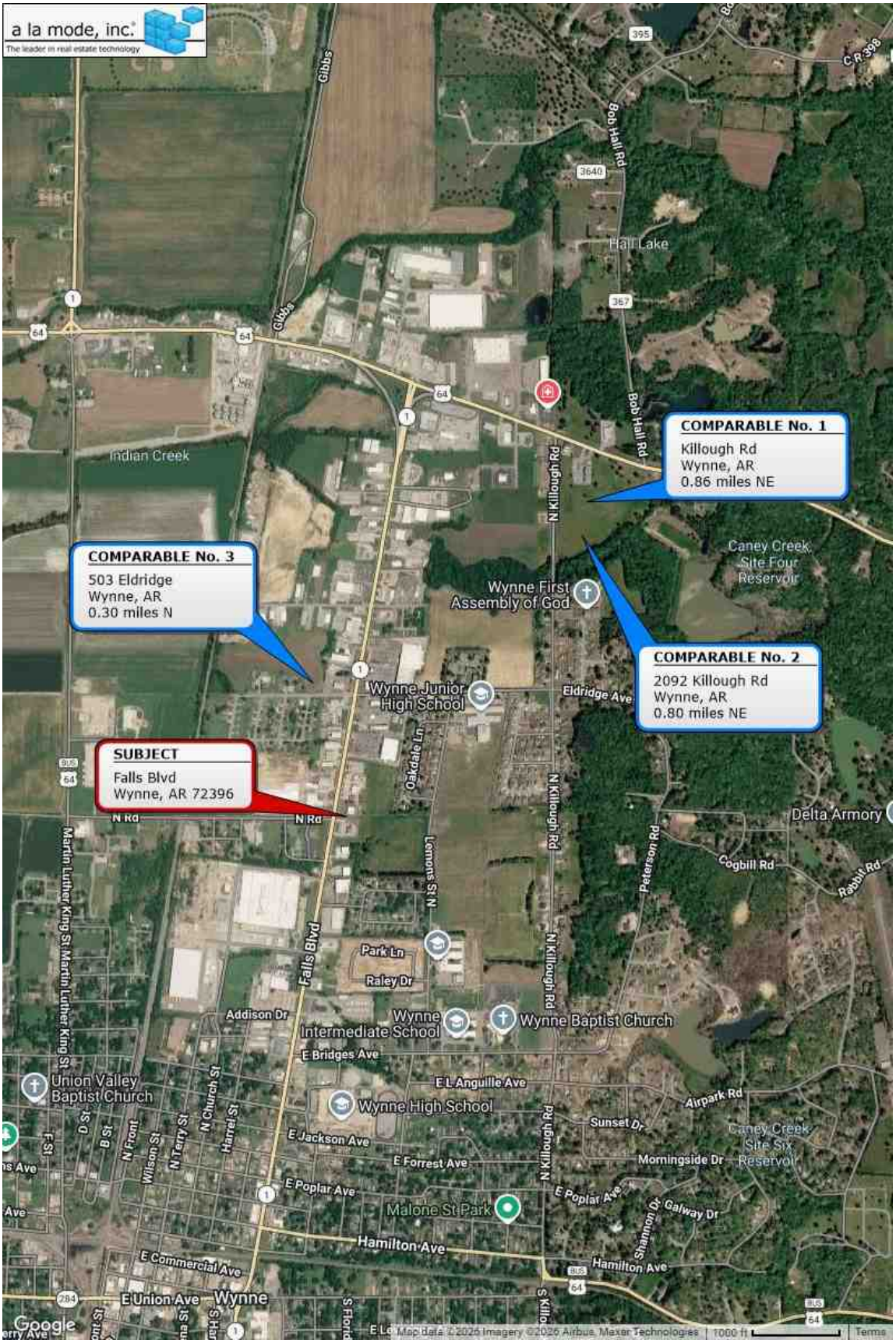
Location Map for the subject property

Borrower	N/A						
Property Address	Falls Blvd						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Lender/Client							



Location Map for the subject and land sales

Borrower	N/A						
Property Address	Falls Blvd						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Lender/Client							



Flood Map

Borrower	N/A						
Property Address	Falls Blvd						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Lender/Client							



MAP DATA

FEMA Special Flood Hazard Area: **Yes**
Map Number: **0500600005B**
Zone: **A**
Map Date: **August 15, 1980**
FIPS: **05037**

MAP LEGEND

Powered by CoreLogic®

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

QUALIFICATIONS
Dwight L. Brown

Education: Graduate of Wynne High School, 1970

Appraisal Education:

American Society of Farm Managers and Rural Appraisers:

Course, A-12: Standards and Ethics, Wichita, Kansas, September 1991
Course, A-10: Fundamentals of Rural Appraisal, Denver, Co., October 1991
Course, A-15: Report Writing, Memphis, TN., November 1991
Course, A-20: Principals of Rural Appraisal, Memphis, TN, December 1991
Course, A-25: Eminent Domain, Columbia, Missouri March 1992
Course, A-30: Advanced Rural Appraisal, Jackson, Ms. June 1992
Course, A-18: Income Capitalization Un-Leveraged, Memphis, TN, March, 1994
Course, A-29: Highest and Best Use, Memphis, TN August 1995
Course, A-12, Part II: Uniform Standards of Professional Appraisal Practice, Little Rock, AR, March 1996
Income Approach Seminar, Memphis, TN, February 1997
Course A-12: Standards and Ethics, Part II, Little Rock, AR, May 2001
Course A-12: Ethics, Part I, Stillwater, OK, April 2002

American Society of Appraisers:

Course, RP202: Introduction to Income Capitalization, Lisle, IL, June 2001

Arkansas Appraisal Board:

April 14, 2005 appointed by Governor Huckabee for a three year term as a Board member of the Arkansas Appraiser Licensing and Certification Board. Elected Vice Chairman of the Appraisal Board for 2007.
Elected Chairman of the Arkansas Appraisal Board for 2008
Re-elected as Chairman of the Arkansas Appraisal Board for 2009
March 19, 2008 reappointed by Governor Beebe for a three year term as a Board member of the Arkansas Appraiser Licensing and Certification Board.
Attended seminars sponsored by the Appraisal Board on various topics.

Appraisal Institute:

Real Estate Disclosure, Seminar, 7 hours, Biloxi, Ms, July 14, 2003
Appraising the Tough Ones, 7 hours, Little Rock, AR, May 5, 2011
Course 801, Uniform Appraisal Dataset from Fannie Mae & Freddie Mac, 7 hours, Little Rock, AR June 15, 2011

Other education:

National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Russellville, Arkansas February 18, 2003
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas March 5, 2004
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 24, 2005
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 28, 2008
The New Residential Market Conditions Form seminar, 5 hours Little Rock, Arkansas May 2009
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 21, 2010
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 23, 2012
Basic Appraisal Principles "A", RCI Career Enhancements, 15 hour, Russellville, Arkansas February 6-7, 2012
Basic Appraisal Principals "B", RCI Career Enhancements, 15 hours, Russellville, Arkansas, March 12-13, 2012
Basic Appraisal Procedures "A", RCI Career Enhancements, 15 hours, Russellville, Arkansas, April 9-10, 2012
Basic Appraisal Procedures "B", RCI Career Enhancements, 15 hours, Russellville, Arkansas, May 7-8, 2012
2012-2013 USPAP, tested, RCI Career Enhancements, 15 hours Russellville, Arkansas, May 14-15, 2012
Write-it-Right, No. 148, The Columbia Institute, 8 hours, Memphis, TN July 11, 2013
National Uniform Standards of Professional Appraisal Practice, 7 hour update, RCI Career Enhancements, 7 hours, Jonesboro, AR 1/20/14
Fannie Mae/ANSI Update, No. 139, The Columbia Institute, 8 hours Little Rock, Arkansas 4/22/2015
FHA Handbook 4000.1, No. 154, The Columbia Institute, 8 hours Little Rock, Arkansas 9/15/2015

National Uniform Standards of Professional Appraisal Practice, 7 hour update, 2/2016, RCI Career Enhancements
National Uniform Standards of Professional Appraisal Practice
RCI Career Enhancements, 7 hours USPAP, Jonesboro, AR 2/06/2018
Better Safe than Sorry, RCI Career Enhancement, 7 hours, Jonesboro, AR 2/7/2018
RCI Career Enhancements, 7 hours USPAP update, Jonesboro, AR 1/9/2020
RCI Career Enhancements, 7 hours, Performing USPAP Compliant Appraisal Reviews, Jonesboro, AR 1/8/2020
RCI Career Enhancements, 7 hours, USPAP Update, Jonesboro, AR 11/19/2021
McKissock, 4 hours, 3/31/2022, That's a Violation, Internet course
McKissock, 3 hours, 4/1/2022, New Construction Essentials: Luxury Homes, Internet course
McKissock, 7 hours, 4/4/2022, Residential Construction and the Appraiser, Internet course
McKissock, 7 hours, 4/5/2022, The FHA Handbook 4000.1, Internet course
Arkansas Appraiser Licensing and Certification Board, 7 hours, 10/10/2022, Day with Appraisers: Practice Professionally
McKissock, 7 hours, 5/10/2024, Appraisal of Self-Storage Facilities

Employment:

February, 1993 to January, 2002, Self employed, Brown Appraisal Service
Changed company name January 1, 2002 to Delta Real Estate Services, Inc.
December, 1991 to February, 1993, Staff Appraiser,
Eaton Appraisal Service, Wynne, Arkansas
1972 to 1992, Self employed farmer of 2,000 acres of rice, wheat, soybeans, and catfish farm, Wynne, Arkansas

Professional Affiliations:

Past Candidate member of the American Society of Farm Managers and Rural Appraisers, did not complete the required education and testing for accreditation. 1992-2009
Associate member of the Appraisal Institute in 2006-2007
Arkansas Real Estate Sales Associate #SA 00094126 (2023-present)

Associations:

Riceland Foods Board of Directors (Fair Oaks) 1980-1993
Cross County Farm Bureau Board of Directors 1982-2002
Life Sponsor of Ducks Unlimited
Arkansas Ducks Unlimited State Committee, 1990-1994
Ducks Unlimited National Convention Delegate, 1994-1997
Wynne Chamber of Commerce, 1993 - 2000
Chairman of the Arkansas Chapter of the National Association of Royalty Owners (NARO-AR) 2006-2008, 2010-2011
Board member, National Association of Royalty Owners (NARO) 2007/2008

License:

Arkansas State Certified General Appraiser #CG 0558 currently

Continued Education:

Currently under the continuing education program requirements of the Arkansas Appraisal Licensing Board.

Some of my Clientele consists of:

Financial companies for:
- Housing loans (in-house and secondary market), real estate loans, foreclosure cases

Attorneys for:
- Estate planners, divorce, property settlements, condemnation, and other legal matters

Insurance Companies for:
- Farm and recreational land valuations

Appraisals for Conservation Reserve Program of the USDA
Appraisals for Conservation Easements
Appraisal reviews for Conservation Easement reports

SARAH HUCKABEE SANDERS
Governor

DARYL E. BASSETT
Secretary of Labor
and Licensing

State of Arkansas

Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers, Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

DWIGHT BROWN
1334 OSAGE STREET
WYNNE, ARKANSAS 72396

LICENSE #:
CG-0558

THIS CERTIFIES THAT

DWIGHT BROWN

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this **1st** day of **Jul, 2025.**

This license expires: **06/30/2026.**

SECRETARY OF LABOR AND LICENSING

APPRAISAL OF REAL PROPERTY

10.57 acres +/-



LOCATED AT

Part of Section 16, T-7-N, R-3-E
Cross County, Arkansas

FOR

Client: City of Wynne

OPINION OF VALUE

$265,000

AS OF

09/17/2025

BY

Delta Real Estate Services, Inc.
Dwight L Brown
Arkansas Certified General Appraiser #CG 0558
1334 Osage Street
Wynne, Arkansas 72396
870-588-5072

Borrower	Client: City of Wynne					File No.	2025-060
Property Address	Falls Blvd N						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Appraiser	Dwight L Brown						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The appraiser has not appraised this property in the last 36 months.

This report does not qualify for FDIC Financing due to certain verbiage omitted for USPAP guidelines.

APPRAISER:

Signature: Dwight L Brown

Name: Dwight L Brown

State Certification #: CG 0558

or State License #:

State: AR Expiration Date of Certification or License: 06/30/2026

Date of Signature and Report: 09/18/2025

Effective Date of Appraisal: 09/17/2025

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 09/17/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

FIRREA / USPAP ADDENDUM

Borrower	Client: City of Wynne				File No.	2025-051	
Property Address	Highway #64						
City	McCrory	County	Woodruff	State	AR	Zip Code	72101
Appraiser	Dwight L Brown						

Purpose

The purpose of this Appraisal is to help establish an estimated the value for the property being appraised.

Scope of Work

The scope of work was to collect, confirm, and report market data as related to the subject property. An inspection of the property was completed on 09/17/2025. Information pertaining to the subject was gathered along with market data of comparable sales in the market area via all applicable public records. All comparable sales were inspected from the road, as well as by using county assessor data.
The Income Approach could not be developed. Thus, this approach was not considered. The cost approach was determined not applicable for this purpose.

Intended Use / Intended User

Intended Use: The purpose of this Appraisal is to help establish an estimated value for a possible acquisition by the client.

Intended User(s): The City of Wynne

History of Property

Current listing information: The purpose of the appraisal is to establish an estimated value to for possible acquisition by the client.

Prior sale: No prior sales in the last 3 years

Exposure Time / Marketing Time

The market for property in this area would be an estimated 3 to 6 months .

Personal (non-realty) Transfers

Additional Comments

This appraisal does not qualify for FDIC financing due to certain verbiage omitted that is required under USPAP.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Dwight L Brown

ARKANSAS APPRAISER LICENSING & CERTIFICATION BOARD
STATE CERTIFIED GENERAL
No. CG0558

Appraiser:	Dwight L Brown	Supervisory Appraiser:	
Signed Date:	09/18/2025	Signed Date:	
Certification or License #:	CG 0558	Certification or License #:	
Certification or License State:	AR Expires: 06/30/2026	Certification or License State:	Expires:
Effective Date of Appraisal:	09/17/2025	Inspection of Subject:	☐ Did Not ☐ Exterior Only ☐ Interior and Exterior

LAND APPRAISAL REPORT

File No.: City of Wynne 2025-060

SUBJECT

Property Address: Falls Blvd | City: Wynne | State: AR | Zip Code: 72396

County: Cross | Legal Description: A Part Section 16, Township 7 North, Range 3 East

Assessor's Parcel #: 900-04196-000 | Tax Year: 2024 | R.E. Taxes: $ 293 | Special Assessments: $

Market Area Name: North central part of Wynne | Map Reference: Subject Property | Census Tract: 4901.00

Current Owner of Record: Jethro Harrell Development Inc. | Borrower (if applicable): Client: City of Wynne

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) N/A | HOA: $ ☐ per year ☐ per month

Are there any existing improvements to the property? ☒ No ☐ Yes | If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable

If Yes, give a brief description: This property is a residential/commercial tract. No structural improvements are located on this tract. The majority of the acreage is located with the FEMA Designated Flood Zone A, 1 in 100 years for a potential flood. Any structures erected in this area would be subject to a requirement for "Flood Insurance" before allowed to obtain FDIC Type financial assistance.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: The purpose of this Appraisal is to help establish an estimated value to for possible acquisition by the client.

Intended User(s) (by name or type): City of Wynne

Client: City of Wynne | Address:

Appraiser: Dwight L Brown | Address: 1334 Osage Street, Wynne, AR 72396

MARKET AREA DESCRIPTION

Characteristics			
Location:	☒ Urban	☐ Suburban	☐ Rural
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☒ Increasing	☐ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy: ☒ Owner 65 | ☐ Tenant | ☐ Vacant (0-5%) | ☒ Vacant (>5%)

One-Unit Housing

PRICE $(000)	AGE (yrs)
Low	
High	
N/A Pred	N/A

Present Land Use

One-Unit	%
2-4 Unit	%
Multi-Unit	100 %
Comm'l	%
	%
	%

Change in Land Use: ☐ Not Likely ☒ Likely * ☐ In Process * | * To: Commercial development

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☒	☐	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☒	☐	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☒	☐	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☒	☐	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☐	☒	☐	☐

Market Area Comments: The property is located in the northern part of the Commercial area of the city of Wynne. The FEMA Designation indicates Zone A within the 100 year flood plane for approximately the western 60% of this tract. Any development would required the useable area to be elevated above the flood stage elevation. Also, according to the County Assessor's records the subject does not have frontage on Lemons Street. The Assessor's ownership map shows the City of Wynne owning a strip of land approximately 20 feet wide between the subject and the adjacent to Lemons Street.

SITE DESCRIPTION

Dimensions: Unknown | Site Area: 10.57 acres

Zoning Classification: C-2 for the western 1.401 acres & R-2 for the balance development. | Description: Currently zoned for commercial & residential

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Uses allowed under current zoning: Any use that would meet the highest and best use for the property that is legally permissible.

Are CC&Rs applicable? ☐ Yes ☐ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /

Comments: N/A

Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) I would think commercial development, but with limited use due to the FEMA designated Flood Zone A.

Actual Use as of Effective Date: Commercial development | Use as appraised in this report: Commercial development

Summary of Highest & Best Use: The highest and best use for commercial development of some sort.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Energy
Gas	☒	☐	
Water	☒	☐	
Sanitary Sewer	☒	☐	Access to
Storm Sewer	☒	☐	
Telephone	☒	☐	
Multimedia	☐	☐	

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Width	Average		
Surface	Asphalt		
Curb/Gutter	None	☐	☐
Sidewalk	None	☐	☐
Street Lights	None	☐	☐
Alley		☐	☐

Frontage	State Highway
Topography	Undulated land
Size	10.57 acres
Shape	Mainly rectangle
Drainage	to the west
View	Urban

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone A | FEMA Map # 0500600005 | FEMA Map Date 8/15/1980

Site Comments: The use of this property has been very limited due to the FEMA Flood Zone designation A. Any improvements would require a backfill or elevation of the surface level to being able to utilize the acreage without the stigma of being within a Designated Flood Zone.

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LAND APPRAISAL REPORT

City of Wynne
File No.: 2025-060

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Assessor's Office

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Pt of Section 16, T-7-N, R-3-E Wynne, AR	N Killough Rd Wynne, AR		N Killough Rd Wynne, AR		1807 Falls Blvd N Wynne, AR 72396	
Proximity to Subject		0.75 miles NE		0.72 miles NE		0.39 miles NW	
Sale Price	$ Price per Acre		$ 24,347		$ 34,075		$ 50,000
Price/	$ Price Paid	$ 280,000		$ 245,000		$ 32,000	
Data Source(s)	Inspection	900-04109-015		90004094-000-C		900-04067-005	
Verification Source(s)	Assessors Office	Assessors Office (Heartland)		Assessors Office (Runsick)		Assessor's Office (McCoy)	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing	N/A	Unknown		Unknown		Unknown	
Concessions	N/A	UnKnown		UnKnown		UnKnown	
Date of Sale/Time	N/A	10/28/24&9/5/25		12-29-2021 +30%	+10,222	7/1/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Urban	Urban		Urban		Urban	
Site Area	10.57 acres	11.5 acres		7.19		0.64 ac -15%	-7,500
Access	Street	Street		Street		Across other land	+4,500
Overall Condition	Average	Average		Average		Average	
FEMA Designation	Zone A	Zone C -25%	-1,521	Zone C -25%	-8,518	Zone C -25%	-12,500
City Zoning	C-2/R-2(13%/87%)	C-2 (100%) -25%	-1,521	C-2 (100%) -25%	-8,518	C-2 (100%) -25%	-12,500
Net Adjustment (Total, in $)		☐ + ☒ −	$ -3,042	☐ + ☒ −	$ -6,814	☐ + ☒ −	$ -28,000
Adjusted Sale Price (in $)			$ 21,305		$ 27,261		$ 22,000

Summary of Sales Comparison Approach: The comparable sales are of similar property types located in close proximity to the subject property. No comparable sales of similar acreage count was identified. Thus, Comparable Sale 3 was adjusted -15% of their respected selling prices due to size. While this market does not have sufficient data to establish this size of an adjustment, other marketing area do support this adjustment. This sale has limited access, being across property already in the ownership of the buyer.
Each Comparable Sale was adjusted for the FEMA Designated flood zone. The market indicator for such an adjustment is difficult to derive in this small market region. Based on my 34 years of experience I settled on an adjustment of -25% for this flood zone difference.
The City Zoning for the subject is C-2 Commercial (13%) and R-2 for residential(87%). The comparable sales are all zoned C-2 for commercial. The comparable sales were adjusted -25% for the zoning classification. Commercially zoned acreage has a higher value versus residential.
The adjusted values range from $21,305 to $27,261 per acre or based on 10.57 acres a value range of $225,194 to $288,148.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities: N/A

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 264,250 10.57

Final Reconciliation: The estimated value of $25,000 per deeded acre or $264,250, rounded to $265,000 based on the 10.57 acres.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 265,000, as of: 09/17/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☒ Scope of Work ☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales
☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

Client Contact: Client Name: City of Wynne
E-Mail: Address:

SIGNATURES

APPRAISER

Appraiser Name: Dwight L Brown
Company: Delta Real Estate Services Inc
Phone: 870-588-5072 Fax:
E-Mail:
Date of Report (Signature): 09/18/2025
License or Certification #: CG 0558 State: AR
Designation: Certified General Appraiser
Expiration Date of License or Certification: 06/30/2026
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 09/17/2025

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

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Aerial of proposed street across the Evolve Bank property



Property entryway from Falls Blvd. for the Harrell property



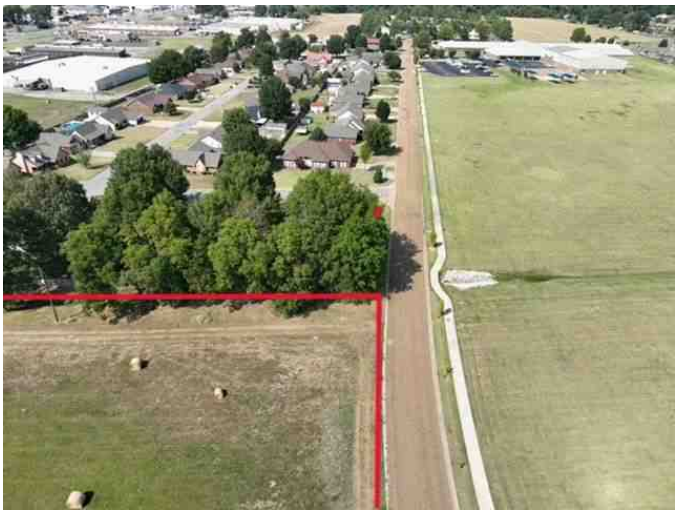
Aerial of the acreage and entryway from Falls Blvd facing East



Aerial of the acreage facing West, including the strip across the Evolve Bank property



Lemons Street frontage facing South
East boundary of the subject property



Lemons Street frontage facing North
East boundary line of the subject property

Assumptions & Limiting Conditions

File No.: 2025-060

Property Address:	Falls Blvd	City: Wynne	State: AR	Zip Code: 72396	
Client:	City of Wynne	Address:			
Appraiser:	Dwight L Brown	Address:			

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

– The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

– Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

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Definitions & Scope of Work

Property Address: Falls Blvd City: Wynne State: AR Zip Code: 72396
Client: City of Wynne Address:
Appraiser: Dwight L Brown Address:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.**

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Certifications

City of Wynne
File No.: 2025-60

Property Address: Falls Blvd City: Wynne State: AR Zip Code: 72396
Client: City of Wynne Address:
Appraiser: Dwight L Brown Address:

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:
– The statements of fact contained in this report are true and correct.
– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three–year period immediately preceding acceptance of this assignment.
– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
– My engagement in this assignment was not contingent upon developing or reporting predetermined results.
– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

SIGNATURES

Client Contact: Client Name: City of Wynne
E-Mail: Address:

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Dwight L Brown	Supervisory or Co-Appraiser Name:
Company: Delta Real Estate Services, Inc.	Company:
Phone: 870-588-5072 Fax:	Phone: Fax:
E-Mail:	E-Mail:
Date Report Signed: 09/18/2025	Date Report Signed:
License or Certification #: CG 0558 State: AR	License or Certification #: State:
Designation: Certified General Appraiser	Designation:
Expiration Date of License or Certification: 06/30/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 09/17/2025	Date of Inspection:

ARKANSAS APPRAISER LICENSING & CERTIFICATION BOARD STATE CERTIFIED GENERAL No. CG0558

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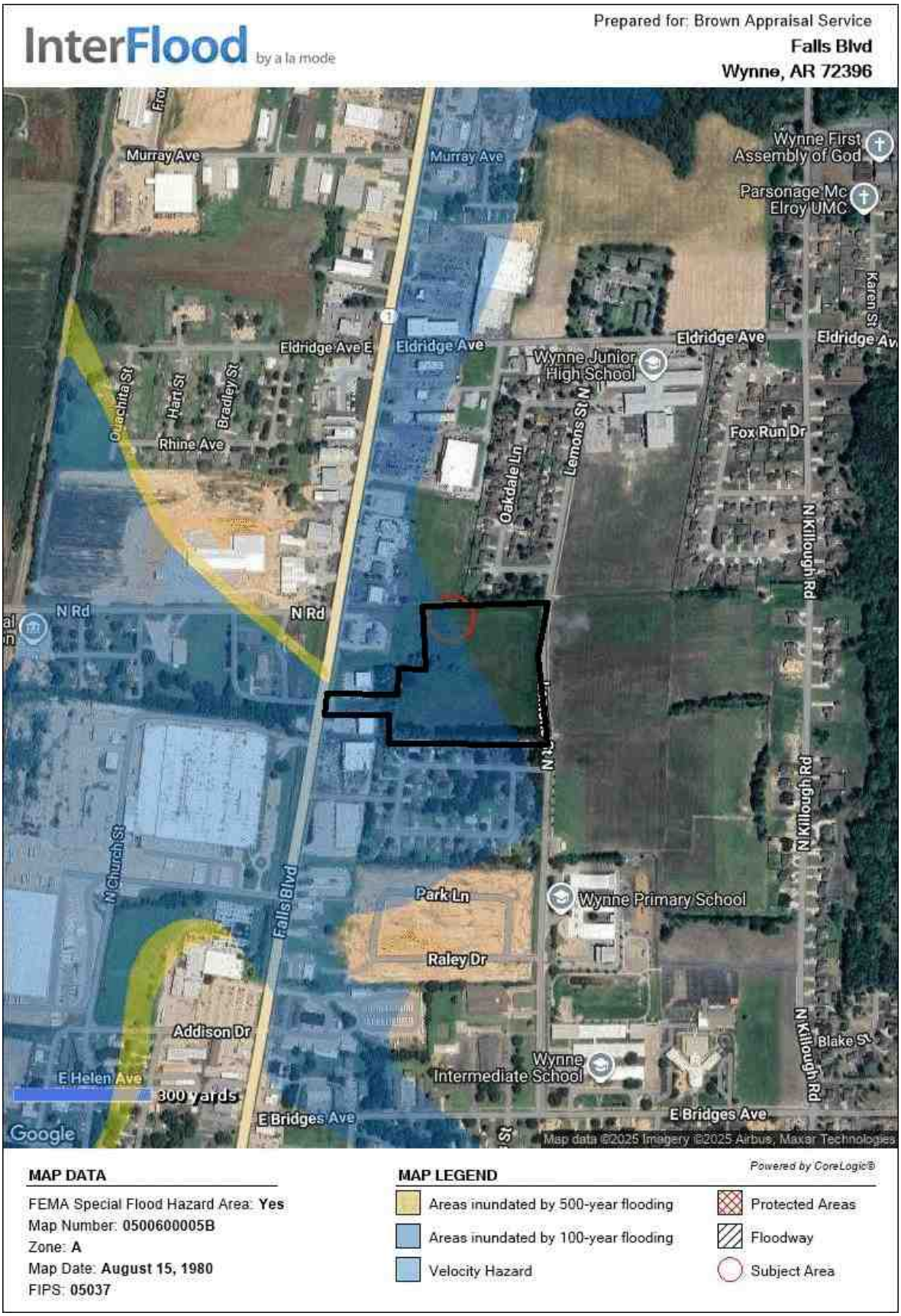
Flood Map

Borrower	Client: City of Wynne						
Property Address	Falls Blvd						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Appraiser	Dwight L Brown						

This map indicates the western portion of the subject property is within the FEMA Designated Zone A.



Location Map for the subject and Land Sales

Borrower	Client: City of Wynne						
Property Address	Falls Blvd						
City	Wynne	County	Cross	State	AR	Zip Code	72396
Appraiser	Dwight L Brown						



Assessor's map of the parcel



1 inch = 279 feet

Created By dlbrown52 on 9/18/2025 9:20:14 AM

for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any los a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

Form SCNLTR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

QUALIFICATIONS
Dwight L. Brown

Education: Graduate of Wynne High School, 1970

Appraisal Education:

American Society of Farm Managers and Rural Appraisers:

Course, A-12: Standards and Ethics, Wichita, Kansas, September 1991
Course, A-10: Fundamentals of Rural Appraisal, Denver, Co., October 1991
Course, A-15: Report Writing, Memphis, TN., November 1991
Course, A-20: Principals of Rural Appraisal, Memphis, TN, December 1991
Course, A-25: Eminent Domain, Columbia, Missouri March 1992
Course, A-30: Advanced Rural Appraisal, Jackson, Ms. June 1992
Course, A-18: Income Capitalization Un-Leveraged, Memphis, TN, March, 1994
Course, A-29: Highest and Best Use, Memphis, TN August 1995
Course, A-12, Part II: Uniform Standards of Professional Appraisal Practice, Little Rock, AR, March 1996
Income Approach Seminar, Memphis, TN, February 1997
Course A-12: Standards and Ethics, Part II, Little Rock, AR, May 2001
Course A-12: Ethics, Part I, Stillwater, OK, April 2002

American Society of Appraisers:

Course, RP202: Introduction to Income Capitalization, Lisle, IL, June 2001

Arkansas Appraisal Board:

April 14, 2005 appointed by Governor Huckabee for a three year term as a Board member of the Arkansas Appraiser Licensing and Certification Board. Elected Vice Chairman of the Appraisal Board for 2007.
Elected Chairman of the Arkansas Appraisal Board for 2008
Re-elected as Chairman of the Arkansas Appraisal Board for 2009
March 19, 2008 reappointed by Governor Beebe for a three year term as a Board member of the Arkansas Appraiser Licensing and Certification Board.
Attended seminars sponsored by the Appraisal Board on various topics.

Appraisal Institute:

Real Estate Disclosure, Seminar, 7 hours, Biloxi, Ms, July 14, 2003
Appraising the Tough Ones, 7 hours, Little Rock, AR, May 5, 2011
Course 801, Uniform Appraisal Dataset from Fannie Mae & Freddie Mac, 7 hours, Little Rock, AR June 15, 2011

Other education:

National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Russellville, Arkansas February 18, 2003
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas March 5, 2004
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 24, 2005
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 28, 2008
The New Residential Market Conditions Form seminar, 5 hours Little Rock, Arkansas May 2009
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 21, 2010
National Uniform Standards of Professional Appraisal Practice, 7 hour update course. Jonesboro, Arkansas January 23, 2012
Basic Appraisal Principles "A", RCI Career Enhancements, 15 hour, Russellville, Arkansas February 6-7, 2012
Basic Appraisal Principals "B", RCI Career Enhancements, 15 hours, Russellville, Arkansas, March 12-13, 2012
Basic Appraisal Procedures "A", RCI Career Enhancements, 15 hours, Russellville, Arkansas, April 9-10, 2012
Basic Appraisal Procedures "B", RCI Career Enhancements, 15 hours, Russellville, Arkansas, May 7-8, 2012
2012-2013 USPAP, tested, RCI Career Enhancements, 15 hours Russellville, Arkansas, May 14-15, 2012
Write-it-Right, No. 148, The Columbia Institute, 8 hours, Memphis, TN July 11, 2013
National Uniform Standards of Professional Appraisal Practice, 7 hour update, RCI Career Enhancements, 7 hours, Jonesboro, AR 1/20/14
Fannie Mae/ANSI Update, No. 139, The Columbia Institute, 8 hours Little Rock, Arkansas 4/22/2015
FHA Handbook 4000.1, No. 154, The Columbia Institute, 8 hours Little Rock, Arkansas 9/15/2015

National Uniform Standards of Professional Appraisal Practice, 7 hour update, 2/2016, RCI Career Enhancements
National Uniform Standards of Professional Appraisal Practice
RCI Career Enhancements, 7 hours USPAP, Jonesboro, AR 2/06/2018
Better Safe than Sorry, RCI Career Enhancement, 7 hours, Jonesboro, AR 2/7/2018
RCI Career Enhancements, 7 hours USPAP update, Jonesboro, AR 1/9/2020
RCI Career Enhancements, 7 hours, Performing USPAP Compliant Appraisal Reviews, Jonesboro, AR 1/8/2020
RCI Career Enhancements, 7 hours, USPAP Update, Jonesboro, AR 11/19/2021
McKissock, 4 hours, 3/31/2022, That's a Violation, Internet course
McKissock, 3 hours, 4/1/2022, New Construction Essentials: Luxury Homes, Internet course
McKissock, 7 hours, 4/4/2022, Residential Construction and the Appraiser, Internet course
McKissock, 7 hours, 4/5/2022, The FHA Handbook 4000.1, Internet course
Arkansas Appraiser Licensing and Certification Board, 7 hours, 10/10/2022, Day with Appraisers: Practice Professionally
McKissock, 7 hours, 5/10/2024, Appraisal of Self-Storage Facilities
Appraiser eLearning Classroom: 5/12/2025, Non-Lending Appraisals: Expanding your Appraisal Practice (7 hours)
Appraiser eLearning Classroom: 5/21-22/2025, How to Appraise Solar Panels (7 hours)

Employment:

February, 1993 to January, 2002, Self employed, Brown Appraisal Service
Changed company name January 1, 2002 to Delta Real Estate Services, Inc.
December, 1991 to February, 1993, Staff Appraiser,
Eaton Appraisal Service, Wynne, Arkansas
1972 to 1992, Self employed farmer of 2,000 acres, Wynne, Arkansas

Professional Affiliations:

Past Candidate member of the American Society of Farm Managers and Rural Appraisers, did not complete the required education and testing for accreditation. 1992-2009
Associate member of the Appraisal Institute in 2006-2007
Arkansas Real Estate Sales Associate #SA 00094126 (2023-present)

Associations:

Riceland Foods Board of Directors (Fair Oaks) 1980-1993
Cross County Farm Bureau Board of Directors 1982-2002
Life Sponsor of Ducks Unlimited
Arkansas Ducks Unlimited State Committee, 1990-1994
Ducks Unlimited National Convention Delegate, 1994-1997
Wynne Chamber of Commerce, 1993 - 2000
Chairman of the Arkansas Chapter of the National Association of Royalty Owners (NARO-AR) 2006-2008, 2010-2011
Board member, National Association of Royalty Owners (NARO) 2007/2008

License:

Arkansas State Certified General Appraiser #CG 0558 currently

Continued Education:

Currently under the continuing education program requirements of the Arkansas Appraisal Licensing Board.

Some of my Clientele consists of:

Financial companies for:
- Housing loans (in-house and secondary market), real estate loans, foreclosure cases

Attorneys for:
- Estate planners, divorce, property settlements, condemnation, and other legal matters

Insurance Companies for:
- Farm and recreational land valuations

Appraisals for Conservation Reserve Program of the USDA
Appraisals for Conservation Easements
Appraisal reviews for Conservation Easement reports

SARAH HUCKABEE SANDERS
Governor

DARYL E. BASSETT
Secretary of Labor
and Licensing

State of Arkansas

Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers, Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

DWIGHT BROWN
1334 OSAGE STREET
WYNNE, ARKANSAS 72396

LICENSE #:
CG-0558

THIS CERTIFIES THAT

DWIGHT BROWN

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this **1st** day of **Jul, 2025.**

This license expires: **06/30/2026.**

SECRETARY OF LABOR AND LICENSING

WAGNER
GENERAL CONTRACTORS, INC.

Status: Active
Contact:
Date: 04/11/2025

Estimate: 10252694 Wynne Pickleball Courts

Estimate Summary Totals

Description	Total Estimate	Job %
01 General Requirements		
Site Superintendent	31,743.89	6.60%
Project Management	2,252.27	0.47%
Concrete Testing	2,252.27	0.47%
Engineering Layout	2,252.27	0.47%
Locate Service	1,689.20	0.35%
Temporary Telephone (Site)	741.04	0.15%
Temporary Toilet	741.04	0.15%
Tools & Equipment	3,705.22	0.77%
Fuel	1,482.09	0.31%
Clean Up	3,056.75	0.64%
Final Clean-Up	1,228.89	0.26%
Dumpsters	1,729.10	0.36%
Job Sign	494.03	0.10%
Totals	**$53,368**	**11.10%**
02 Sitework		
Asbestos Test Allowance	2,815.33	0.59%
Site Demolition & Earthwork	130,209.24	27.09%
Site Grading	2,587.47	0.54%
Fences & Gates	23,401.06	4.87%
Wind Screen for Fence	9,691.51	2.02%
TURF @ Art Shade	28,994.57	6.03%
Sod	3,075.31	0.64%
Square Shades & Install	42,567.86	8.86%
Art Shade w/ install	32,997.98	6.86%
Totals	**$276,340**	**57.49%**
03 Concrete		
Cast in Place Concrete COURTS & Walks	118,131.45	24.57%
Court Surface and Nets	32,860.59	6.84%
Totals	**$150,992**	**31.41%**
Total Estimate	**$480,700.43**	**100%**

Jackson Excavating & Construction LLC
63 CR 708
Wynne, AR 72396
501-940-3246
870-318-4849

Wynne Parks and Rec

Future PickleBall court of First Financial Bank properties

Demolition Quote

Approximately 19,500 SF of concrete slab and foundation to be demoed and removed at the cost of $3.50 per sf under Arkansas state average total $66,850.00.

A portion of 10,000 SF of asbestos floor tiles will have to be removed during this process. Removal & relocation pricing of asbestos tiles are to be determined once informed on state specs.

Thank You!

General Fund
Balance Sheets
5 Year Comparative
3/31/2026

		Book Value Mar 2026 Actual	Book Value Mar 2025 Actual	Book Value Mar 2024 Actual	Book Value Mar 2023 Actual	Book Value Mar 2022 Actual
Assets						
Current Assets						
Cash						
	Cross Bank CD	1,649,329.29	1,445,154.98	1,004,736.93		341,378.38
	First Financial Bank C/D	769,592.92	899,150.79	506,887.53		
	FNBEA CD	251,808.04				
	General Fund Bank AC	747,268.03	843,717.22	1,147,472.22	662,410.47	816,368.62
	Partners Bank CD				863,759.60	
	Total Current Assets	**$3,417,998.28**	**$3,188,022.99**	**$2,659,096.68**	**$1,526,170.07**	**$1,157,747.00**
	Total Assets	**$3,417,998.28**	**$3,188,022.99**	**$2,659,096.68**	**$1,526,170.07**	**$1,157,747.00**
Liabilities						
Current Liabilities						
Payroll Liabilities						
	941 Payroll Tax Account	31.47				
	AFLAC	36.33				
	AR Employment Security	1,790.56				
	Child Support Enforcement, Off	(1,070.79)				
	MASA	7.00				
	Municipal Health Benefit Fund	36,108.06	5,320.88		(14.50)	546.62
	Nationwide Retirement Solution		95.00			
	Ark Sales Tax	(4,144.12)	(5,035.82)	1,133.57	1,422.92	149.39
	Total Current Liabilities	**$32,758.51**	**$380.06**	**$1,133.57**	**$1,408.42**	**$696.01**
	Total Liabilities	**$32,758.51**	**$380.06**	**$1,133.57**	**$1,408.42**	**$696.01**
Fund Balance						
Suplus Carryover						
	Current Net Income	960,670.76	795,628.95	265,949.13	83,782.49	51,660.16
	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	**$3,385,239.77**	**$3,187,642.93**	**$2,657,963.11**	**$1,524,761.65**	**$1,157,050.99**
	Total Liabilities and Equity	**$3,417,998.28**	**$3,188,022.99**	**$2,659,096.68**	**$1,526,170.07**	**$1,157,747.00**

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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)	
	Insurance Proceeds	807.78	807.78	0.00	807.78	
	Pension/Pol,Fire,Court	0.00	1,181.04	0.00	1,181.04	
051	State Turnbacks	2,905.72	13,133.72	92,000.00	(78,866.28)	14.3%
052	General & Property Tax	6,896.95	86,080.29	550,000.00	(463,919.71)	15.7%
055	Entergy Corp	0.00	93,945.23	345,000.00	(251,054.77)	27.2%
056	CenterPoint Energy	0.00	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	454.02	1,339.10	6,500.00	(5,160.90)	20.6%
060	Wynne Water Utilities	1,000.00	3,000.00	12,000.00	(9,000.00)	25.0%
061	Ritter Communications	191.21	621.70	2,400.00	(1,778.30)	25.9%
064	Privilege Tax	747.23	1,532.23	50,000.00	(48,467.77)	3.1%
066	Building Permits	6,851.36	10,504.56	45,000.00	(34,495.44)	23.3%
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	61,328.83	209,395.49	835,000.00	(625,604.51)	25.1%
074A	City Sales Tax-Police & Fire	29,192.51	99,672.21	381,800.00	(282,127.79)	26.1%
074B	City Sales Tax-City Projects	26,283.77	89,740.88	345,000.00	(255,259.12)	26.0%
075	General Sales Tax	8,507.18	25,522.54	132,000.00	(106,477.46)	19.3%
076	Local Option Sales Tax	118,403.87	418,871.72	1,650,000.00	(1,231,128.28)	25.4%
077	Mueller Industries	50,000.00	50,000.00	50,000.00	0.00	100.0%
081	Sanitation-Class 3 & 4	23,174.48	45,911.38	133,000.00	(87,088.62)	34.5%
083	Sanitation Fees	139,945.63	422,034.05	1,500,000.00	(1,077,965.95)	28.1%
090	Fire Department	874.73	989.73	7,500.00	(6,510.27)	13.2%
091	Police Department	17,132.61	17,797.61	37,500.00	(19,702.39)	47.5%
092	Interest on Investments	5,392.96	22,123.02	60,000.00	(37,876.98)	36.9%
094	District Court	0.00	1,606.39	69,345.00	(67,738.61)	2.3%
094A	Misc Income	0.00	4,119.68	1,000.00	3,119.68	412.0%
BEVTAX	Beverage Tax	549.70	1,801.47	9,600.00	(7,798.53)	18.8%
CCRev	Court Cost Revenue	0.00	0.00	69,120.00	(69,120.00)	
CVReimb	Cherry Valley Court	1,500.00	4,500.00	18,000.00	(13,500.00)	25.0%
Disaster	Disaster	110,760.18	110,760.18	40,000.00	70,760.18	276.9%
UTV	UTV/GolfCart Permits	796.08	1,321.08	0.00	1,321.08	
	00-General Revenues Totals	**$613,696.80**	**$1,778,868.03**	**$7,162,945.00**	**($5,384,076.97)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	17,147.52	74,280.00	(57,132.48)	23.1%
103	Unemployment Comp	0.00	1.91	0.00	1.91	
105	Insurance	574.69	1,651.43	6,500.00	(4,848.57)	25.4%
107A	Social Security	354.38	1,063.14	4,600.00	(3,536.86)	23.1%
107B	Medicare	82.88	248.64	1,100.00	(851.36)	22.6%
110	Pension	1,012.76	3,038.28	13,300.00	(10,261.72)	22.8%
117	Office Supplies	86.85	381.11	1,800.00	(1,418.89)	21.2%
135	Minor Equipment	0.00	0.00	1,500.00	(1,500.00)	
180	Travel & Business	266.07	602.47	4,500.00	(3,897.53)	13.4%
	01-Mayor Totals	**$8,093.47**	**$24,134.50**	**$107,580.00**	**($83,445.50)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	15,837.00	63,350.00	(47,513.00)	25.0%
105	Insurance	5,665.24	12,244.19	77,700.00	(65,455.81)	15.8%
107A	Social Security	324.18	972.54	3,950.00	(2,977.46)	24.6%
107B	Medicare	75.78	227.34	950.00	(722.66)	23.9%
135	Minor Equipment	0.00	0.00	5,000.00	(5,000.00)	
	02-City Council Totals	**$11,344.20**	**$29,281.07**	**$150,950.00**	**($121,668.93)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	1,583.70	6,335.00	(4,751.30)	25.0%
105	Insurance	539.58	1,618.74	6,500.00	(4,881.26)	24.9%
107A	Social Security	32.73	98.19	400.00	(301.81)	24.5%
107B	Medicare	7.65	22.95	100.00	(77.05)	23.0%
110	Pension	94.07	359.36	1,375.00	(1,015.64)	26.1%
117	Office Supplies	0.00	370.41	3,000.00	(2,629.59)	12.3%
119	Utilities	290.94	1,015.76	4,000.00	(2,984.24)	25.4%
120	Telephone	200.08	600.24	3,000.00	(2,399.76)	20.0%
124	Advertising	0.00	0.00	1,000.00	(1,000.00)	
	03-City Clerk Totals	**$1,692.95**	**$5,669.35**	**$25,710.00**	**($20,040.65)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	11,888.91	50,915.00	(39,026.09)	23.4%
103	Unemployment Comp	0.00	27.83	50.00	(22.17)	55.7%
105	Insurance	564.49	1,754.07	12,950.00	(11,195.93)	13.5%
107A	Social Security	245.70	737.10	3,160.00	(2,422.90)	23.3%
107B	Medicare	57.46	172.38	740.00	(567.62)	23.3%
110	Pension	542.77	1,572.29	6,695.00	(5,122.71)	23.5%
117	Office Supplies	456.77	701.61	1,500.00	(798.39)	46.8%
135	Minor Equipment	0.00	779.00	2,000.00	(1,221.00)	39.0%
	04-Finance Dept Totals	**$5,830.16**	**$17,633.19**	**$78,010.00**	**($60,376.81)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	11,290.74	45,200.00	(33,909.26)	25.0%
105	Insurance	516.63	1,399.89	6,475.00	(5,075.11)	21.6%
107A	Social Security	233.34	700.02	2,805.00	(2,104.98)	25.0%
107B	Medicare	54.57	163.71	695.00	(531.29)	23.6%
110	Pension	670.67	2,112.01	8,400.00	(6,287.99)	25.1%
180	Travel & Business	0.00	0.00	600.00	(600.00)	
	05-Legal Dept Totals	**$5,238.79**	**$15,666.37**	**$64,175.00**	**($48,508.63)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	5,698.62	11,941.82	49,350.00	(37,408.18)	24.2%
108	Workers Comp	0.00	50,609.18	63,400.00	(12,790.82)	79.8%
110	Pension	666.66	1,999.98	8,000.00	(6,000.02)	25.0%
111	Fire Insurance	0.00	13,550.02	14,600.00	(1,049.98)	92.8%
113	Contract Labor	480.00	1,440.00	6,240.00	(4,800.00)	23.1%
116	Publications & Dues	0.00	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	613.00	1,839.00	23,000.00	(21,161.00)	8.0%
139	Building & Grounds	370.89	28,048.51	35,000.00	(6,951.49)	80.1%
181	Travel & Training	3,530.94	4,161.72	18,000.00	(13,838.28)	23.1%
194	Contracted Aid	0.00	0.00	30,500.00	(30,500.00)	
195	Misc Expense	113,167.22	113,278.74	519,000.00	(405,721.26)	21.8%
196	Disaster	0.00	0.00	40,000.00	(40,000.00)	
199	Economic Development	61,328.83	209,395.49	835,000.00	(625,604.51)	25.1%
06-General Administration Totals		**$185,856.16**	**$462,493.56**	**$1,686,880.00**	**($1,224,386.44)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	98,546.67	291,656.52	1,337,832.00	(1,046,175.48)	21.8%
102	Shared Salaries	0.00	0.00	35,000.00	(35,000.00)	
103	Unemployment Comp	38.26	725.60	4,450.00	(3,724.40)	16.3%
105	Insurance	12,423.44	36,303.30	162,000.00	(125,696.70)	22.4%
107A	Social Security	6,075.47	17,983.31	82,945.00	(64,961.69)	21.7%
107B	Medicare	1,420.88	4,205.78	19,400.00	(15,194.22)	21.7%
110	Pension	43,427.23	67,734.97	314,730.00	(246,995.03)	21.5%
115	Uniform Allowance	0.00	493.34	21,000.00	(20,506.66)	2.3%
117	Office Supplies	1,238.01	3,891.36	19,000.00	(15,108.64)	20.5%
119	Utilities	290.94	1,020.76	4,000.00	(2,979.24)	25.5%
120	Telephone	1,486.16	4,458.48	19,200.00	(14,741.52)	23.2%
125	Information Technology	2,042.50	10,377.50	47,660.00	(37,282.50)	21.8%
131	Equipment Repairs	144.19	461.00	25,000.00	(24,539.00)	1.8%
133	Vehicle Insurance	0.00	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	2,051.44	12,153.38	40,600.00	(28,446.62)	29.9%
136	Capital Outlay	39,000.00	39,000.00	155,000.00	(116,000.00)	25.2%
151	Gas & Oil	0.00	6,966.06	65,000.00	(58,033.94)	10.7%
160	Tires & Tubes	0.00	2,279.88	7,500.00	(5,220.12)	30.4%
181	Travel & Training	1,009.39	1,614.54	10,000.00	(8,385.46)	16.1%
187	Jail Services	0.00	0.00	72,000.00	(72,000.00)	
190	Animal Board	1,280.72	3,758.27	20,000.00	(16,241.73)	18.8%
201	Fleet Manager	0.00	0.00	26,065.00	(26,065.00)	
	07-Police Dept Totals	**$210,475.30**	**$512,822.63**	**$2,500,832.00**	**($1,988,009.37)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	43,140.06	132,573.81	643,310.00	(510,736.19)	20.6%
102	Shared Salaries	0.00	0.00	35,000.00	(35,000.00)	
103	Unemployment Comp	7.31	306.99	480.00	(173.01)	64.0%
104	Unsworn Personnel	4,449.49	11,345.25	104,400.00	(93,054.75)	10.9%
105	Insurance	5,388.68	17,922.84	84,523.00	(66,600.16)	21.2%
107A	Social Security	163.68	491.04	2,150.00	(1,658.96)	22.8%
107B	Medicare	686.06	2,086.72	11,314.00	(9,227.28)	18.4%
110	Pension	24,543.41	37,850.51	180,042.00	(142,191.49)	21.0%
111	Fire Insurance	0.00	14,028.88	13,200.00	828.88	106.3%
115	Uniform Allowance	3,794.57	3,794.57	26,050.00	(22,255.43)	14.6%
117	Office Supplies	931.37	1,283.41	10,000.00	(8,716.59)	12.8%
119	Utilities	2,202.49	6,685.07	26,000.00	(19,314.93)	25.7%
120	Telephone	1,002.54	3,007.62	11,800.00	(8,792.38)	25.5%
125	Information Technology	474.50	9,723.50	31,000.00	(21,276.50)	31.4%
131	Equipment Repairs	708.83	3,275.56	30,000.00	(26,724.44)	10.9%
132	Early Warning System	0.00	0.00	40,000.00	(40,000.00)	
133	Vehicle Insurance	0.00	18,367.16	16,525.00	1,842.16	111.1%
136	Capital Outlay	8,420.98	9,770.98	119,250.00	(109,479.02)	8.2%
139	Building & Grounds	876.86	1,500.46	70,000.00	(68,499.54)	2.1%
151	Gas & Oil	713.75	6,159.31	26,000.00	(19,840.69)	23.7%
181	Travel & Training	2,844.62	3,863.04	12,000.00	(8,136.96)	32.2%
201	Fleet Manager	0.00	0.00	13,032.50	(13,032.50)	
PTFire	Part Time Fire Salary	0.00	828.00	32,400.00	(31,572.00)	2.6%
	08-Fire Dept Totals	**$100,349.20**	**$284,864.72**	**$1,538,476.50**	**($1,253,611.78)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	15,809.46	68,500.00	(52,690.54)	23.1%
103	Unemployment Comp	0.00	29.76	300.00	(270.24)	9.9%
105	Insurance	445.63	1,726.76	6,475.00	(4,748.24)	26.7%
107A	Social Security	323.62	970.87	4,250.00	(3,279.13)	22.8%
107B	Medicare	75.68	227.05	990.00	(762.95)	22.9%
110	Pension	835.35	2,450.02	10,500.00	(8,049.98)	23.3%
117	Office Supplies	45.12	358.99	3,000.00	(2,641.01)	12.0%
09-Human Resources/Grant Admin Totals		**$6,995.22**	**$21,572.91**	**$94,015.00**	**($72,442.09)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	0.00	118.20	2,500.00	(2,381.80)	4.7%
181	Travel & Training	3,398.98	3,451.51	1,200.00	2,251.51	287.6%
191	Fund Transfer	0.00	0.00	4,125.00	(4,125.00)	
10-Planning Comm & Inspection Totals		**$3,398.98**	**$8,619.71**	**$40,375.00**	**($31,755.29)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	28,451.68	86,219.86	412,595.50	(326,375.64)	20.9%
103	Unemployment Comp	21.30	252.99	515.00	(262.01)	49.1%
105	Insurance	5,164.65	15,099.90	61,550.00	(46,450.10)	24.5%
107A	Social Security	1,753.34	5,313.65	25,580.00	(20,266.35)	20.8%
107B	Medicare	410.09	1,242.81	5,990.00	(4,747.19)	20.7%
110	Pension	4,448.50	13,298.74	63,270.00	(49,971.26)	21.0%
111	Fire Insurance	0.00	6,419.66	6,400.00	19.66	100.3%
113	Contract Labor	100.00	300.00	1,300.00	(1,000.00)	23.1%
115	Uniform Allowance	880.22	2,076.43	7,500.00	(5,423.57)	27.7%
117	Office Supplies	171.83	303.99	3,900.00	(3,596.01)	7.8%
119	Utilities	318.80	1,457.47	5,000.00	(3,542.53)	29.1%
120	Telephone	265.47	797.43	4,000.00	(3,202.57)	19.9%
125	Information Technology	130.25	3,890.75	6,600.00	(2,709.25)	59.0%
131	Equipment Repairs	44.73	1,656.74	20,000.00	(18,343.26)	8.3%
133	Vehicle Insurance	0.00	16,964.90	12,500.00	4,464.90	135.7%
136	Capital Outlay	0.00	49,876.95	153,500.00	(103,623.05)	32.5%
137	Debt Service Exp. - Capit.	26,168.72	68,316.92	250,000.00	(181,683.08)	27.3%
139	Building & Grounds	888.97	1,813.83	8,500.00	(6,686.17)	21.3%
150	Chemicals	0.00	0.00	1,000.00	(1,000.00)	
151	Gas & Oil	166.84	9,168.53	80,000.00	(70,831.47)	11.5%
160	Tires & Tubes	176.80	6,798.51	25,000.00	(18,201.49)	27.2%
181	Travel & Training	72.21	213.44	8,000.00	(7,786.56)	2.7%
192	Disposal, Class 3 & 4	19,478.35	42,573.99	145,500.00	(102,926.01)	29.3%
193	Disposal, Solid Waste	25,051.78	69,278.12	277,000.00	(207,721.88)	25.0%
201	Fleet Manager	0.00	0.00	13,032.50	(13,032.50)	
	12-Sanitation Dept Totals	**$114,164.53**	**$403,335.61**	**$1,598,233.00**	**($1,194,897.39)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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						
105	Insurance	(18.81)	(18.81)	0.00	(18.81)	
110	Pension	281.68	281.68	0.00	281.68	
191	Fund Transfer	0.00	0.00	100,000.00	(100,000.00)	
14-Parks & Recreation Dept Totals		**$262.87**	**$262.87**	**$100,000.00**	**($99,737.13)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	8,227.02	25,277.40	111,500.00	(86,222.60)	22.7%
103	Unemployment Comp	5.33	89.25	210.00	(120.75)	42.5%
105	Insurance	1,630.74	4,888.22	19,500.00	(14,611.78)	25.1%
107A	Social Security	603.07	1,846.19	6,915.00	(5,068.81)	26.7%
107B	Medicare	141.06	431.82	1,685.00	(1,253.18)	25.6%
110	Pension	1,518.19	4,599.19	17,100.00	(12,500.81)	26.9%
117	Office Supplies	31.77	1,652.03	4,500.00	(2,847.97)	36.7%
120	Telephone	142.61	427.83	1,800.00	(1,372.17)	23.8%
125	Information Technology	0.00	0.00	13,000.00	(13,000.00)	
181	Travel & Training	0.00	1,127.98	2,000.00	(872.02)	56.4%
CVReimb	Cherry Valley Salaries	1,500.00	4,500.00	18,000.00	(13,500.00)	25.0%
	15-District Court Totals	**$13,799.79**	**$44,839.91**	**$196,210.00**	**($151,370.09)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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						
Fleet Manager						
101	Salaries	980.00	980.00	58,240.00	(57,260.00)	1.7%
103	Unemployment Comp	4.09	4.09	50.00	(45.91)	8.2%
105	Insurance	0.00	0.00	6,500.00	(6,500.00)	
107A	Social Security	59.08	59.08	3,610.00	(3,550.92)	1.6%
107B	Medicare	13.82	13.82	590.00	(576.18)	2.3%
110	Pension	150.14	150.14	9,000.00	(8,849.86)	1.7%
120	Telephone	0.00	0.00	500.00	(500.00)	
125	Information Technology	0.00	0.00	900.00	(900.00)	
135	Minor Equipment	0.00	0.00	10,000.00	(10,000.00)	
	Fleet Manager Totals	**$1,207.13**	**$1,207.13**	**$89,390.00**	**($88,182.87)**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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						
Street Dept						
110	Pension	28.01	28.01	0.00	28.01	
	Street Dept Totals	**$28.01**	**$28.01**	**$0.00**	**$28.01**	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	3,440,838.96	3,439,362.51	0.00	0.00	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	(55,039.96)	(53,563.51)	(1,107,891.50)	0.00	

General Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	3,385,799.00	3,385,799.00	0.00	0.00	

Parks & Recreation
Balance Sheets
5 Year Comparative
3/31/2026

		Book Value Mar 2026 Actual	Book Value Mar 2025 Actual	Book Value Mar 2024 Actual	Book Value Mar 2023 Actual	Book Value Mar 2022 Actual
Assets						
Current Assets						
Cash						
	Cross Bank CD	681,556.08	644,427.08	588,837.40		
	Cross Bank checking	445,645.17	474,116.87	260,684.22	113,296.42	
	First Financial Bank C/D				240,000.00	
	First National Bank of EA	21,755.97	6,724.29	6,710.52	4,197.34	180,445.82
	Parks & Recreation Operating A					169,706.99
	Parks FFB CD	255,699.42				
	Partners Bank CD				227,769.41	
	Petty Cash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Total Current Assets	**$1,405,656.64**	**$1,126,268.24**	**$857,232.14**	**$586,263.17**	**$351,152.81**
	Total Assets	**$1,405,656.64**	**$1,126,268.24**	**$857,232.14**	**$586,263.17**	**$351,152.81**
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	484,714.04	202,850.64	(63,590.08)	44,822.45	(5,937.31)
	Parks & Recreation Fund Bal.	920,822.22	920,822.22	920,822.22	541,440.72	357,090.12
	Total Fund Balance	**$1,405,536.26**	**$1,123,672.86**	**$857,232.14**	**$586,263.17**	**$351,152.81**
	Total Liabilities and Equity	**$1,405,656.64**	**$1,126,268.24**	**$857,232.14**	**$586,263.17**	**$351,152.81**

City of Wynne- Park & Rec Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	2,602.05	3,366.05	60,000.00	56,633.95	5.6%
	Donations	0.00	0.00	13,500.00	13,500.00	
	Rental-Field/Park	3,720.39	7,145.39	25,000.00	17,854.61	28.6%
	Saddle Club	1,400.00	1,400.00	1,200.00	(200.00)	116.7%
074	City Sales Tax	0.00	156,104.25	575,000.00	418,895.75	27.1%
092	Interest on Investments	2,107.44	9,696.20	20,000.00	10,303.80	48.5%
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	**$9,829.88**	**$177,711.89**	**$799,900.00**	**$622,188.11**	
	Gross Profit	**$9,829.88**	**$177,711.89**	**$799,900.00**	**$0.00**	
Expenses						
101	Salaries	17,102.20	44,038.85	308,995.00	264,956.15	14.3%
103	Unemployment Comp	29.68	129.12	315.00	185.88	41.0%
105	Insurance	1,087.16	4,892.25	26,000.00	21,107.75	18.8%
107A	Social Security	1,058.62	2,726.39	19,165.00	16,438.61	14.2%
107B	Medicare	247.60	637.69	4,490.00	3,852.31	14.2%
110	Pension	2,455.72	5,995.19	46,000.00	40,004.81	13.0%
111	Fire Insurance	0.00	19,035.16	16,100.00	(2,935.16)	118.2%
113	Contract Labor	160.00	480.00	32,100.00	31,620.00	1.5%
117	Office Supplies	164.28	338.36	3,500.00	3,161.64	9.7%
119	Utilities	3,501.73	6,556.96	75,000.00	68,443.04	8.7%
120	Telephone	370.58	1,111.74	6,600.00	5,488.26	16.8%
125	Information Technology	190.50	1,571.50	3,300.00	1,728.50	47.6%
131	Equipment Repairs	107.74	107.74	7,500.00	7,392.26	1.4%
133	Vehicle Insurance	0.00	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	5,672.60	12,906.84	80,000.00	67,093.16	16.1%
151	Gas & Oil	0.00	732.22	9,500.00	8,767.78	7.7%
154	Supplies	9,395.61	9,395.61	53,000.00	43,604.39	17.7%
194	Contracted Aid	2,500.00	7,500.00	30,000.00	22,500.00	25.0%
201	Fleet Manager	0.00	0.00	13,032.50	13,032.50	
	Expenses	**$44,044.02**	**$120,302.02**	**$992,097.50**	**$871,795.48**	
	Revenue Less Expenditures	**($34,214.14)**	**$57,409.87**	**($192,197.50)**	**$0.00**	
	Net Change in Fund Balance	**($34,214.14)**	**$57,409.87**	**($192,197.50)**	**$0.00**	
Fund Balances						
	Beginning Fund Balance	1,439,750.40	1,348,126.39		0.00	
	Net Change in Fund	(34,214.14)	57,409.87	(192,197.50)	0.00	
	Ending Fund Balance	1,405,536.26	1,405,536.26		0.00	

Street Fund
Balance Sheets
5 Year Comparative
3/31/2026

		Book Value Mar 2026 Actual	Book Value Mar 2025 Actual	Book Value Mar 2024 Actual	Book Value Mar 2023 Actual	Book Value Mar 2022 Actual
Assets						
Current Assets						
Cash						
	Partners Bank CD				305,499.37	
	Street Fund Bank A/C	207,710.61	294,416.97	290,801.40	216,308.03	638,810.63
	Total Current Assets	**$207,710.61**	**$294,416.97**	**$290,801.40**	**$521,807.40**	**$638,810.63**
	Total Assets	**$207,710.61**	**$294,416.97**	**$290,801.40**	**$521,807.40**	**$638,810.63**
Fund Balance						
Suplus Carryover						
	Current Net Income	(122,205.87)	(35,499.51)	(39,115.08)	(7,345.97)	32,180.98
	Street Fund Balance	329,916.48	329,916.48	329,916.48	529,153.37	606,629.65
	Total Fund Balance	**$207,710.61**	**$294,416.97**	**$290,801.40**	**$521,807.40**	**$638,810.63**
	Total Liabilities and Equity	**$207,710.61**	**$294,416.97**	**$290,801.40**	**$521,807.40**	**$638,810.63**

City of Wynne-Street Fund

Statement of Revenue and Expenditures

		Current Period Mar 2026 Mar 2026 Actual	Year-To-Date Jan 2026 Mar 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	48,853.95	157,737.77	708,850.00	551,112.23	22.3%
056	Street Cutting	350.00	350.00	175.00	(175.00)	200.0%
074	City Sales Tax	0.00	52,076.37	190,900.00	138,823.63	27.3%
092	Interest on Investments	185.96	602.86		(602.86)	
094A	Misc Income	434.00	434.00		(434.00)	
CRT	County Road Tax	2,070.06	25,822.54	175,000.00	149,177.46	14.8%
FT	Fund Transfer	0.00	0.00	300,000.00	300,000.00	
	Revenue	**$51,893.97**	**$237,023.54**	**$2,574,925.00**	**$2,337,901.46**	
	Gross Profit	**$51,893.97**	**$237,023.54**	**$2,574,925.00**	**$0.00**	
Expenses						
101	Salaries	26,810.67	80,315.07	412,596.00	332,280.93	19.5%
103	Unemployment Comp	15.80	223.02	515.00	291.98	43.3%
105	Insurance	3,990.50	11,755.41	61,550.00	49,794.59	19.1%
107A	Social Security	1,657.99	4,966.70	25,580.00	20,613.30	19.4%
107B	Medicare	387.75	1,161.51	5,990.00	4,828.49	19.4%
110	Pension	4,168.94	12,365.69	63,270.00	50,904.31	19.5%
111	Fire Insurance	0.00	6,592.64	6,250.00	(342.64)	105.5%
113	Contract Labor	100.00	300.00	1,300.00	1,000.00	23.1%
115	Uniform Allowance	880.23	2,076.44	7,500.00	5,423.56	27.7%
117	Office Supplies	165.82	235.56	3,900.00	3,664.44	6.0%
119	Utilities	318.81	1,457.47	5,000.00	3,542.53	29.1%
120	Telephone	265.48	797.42	4,000.00	3,202.58	19.9%
125	Information Technology	130.25	3,890.75	6,600.00	2,709.25	59.0%
131	Equipment Repairs	8,189.60	11,835.70	25,000.00	13,164.30	47.3%
133	Vehicle Insurance	0.00	12,216.80	14,260.00	2,043.20	85.7%
136	Capital Outlay	0.00	21,800.00	35,200.00	13,400.00	61.9%
137	Debt Service Exp. - Capit.	9,672.27	38,689.08	278,000.00	239,310.92	13.9%
139	Building & Grounds	888.98	1,063.85	4,000.00	2,936.15	26.6%
140	Traffic Control Maintenance	0.00	0.00	20,000.00	20,000.00	
142	Street Lights	9,294.97	27,585.57	110,000.00	82,414.43	25.1%
151	Gas & Oil	260.37	5,889.89	50,000.00	44,110.11	11.8%
154	Supplies	18,872.10	23,095.48	320,000.00	296,904.52	7.2%
160	Tires & Tubes	44.20	1,684.58	10,000.00	8,315.42	16.8%
181	Travel & Training	72.20	213.42	1,500.00	1,286.58	14.2%
197	Special Projects	807.50	4,172.50	1,200,000.00	1,195,827.50	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	**$86,994.43**	**$274,384.55**	**$2,760,043.50**	**$2,485,658.95**	
	Revenue Less Expenditures	**($35,100.46)**	**($37,361.01)**	**($185,118.50)**	**$0.00**	
	Net Change in Fund Balance	**($35,100.46)**	**($37,361.01)**	**($185,118.50)**	**$0.00**	
Fund Balances						
	Beginning Fund Balance	242,997.03	245,257.58		0.00	
	Net Change in Fund	(35,100.46)	(37,361.01)	(185,118.50)	0.00	
	Ending Fund Balance	207,896.57	207,896.57		0.00	