

Wynnfield Lakes Community Development District

Governmental Management Services, LLC

475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850

VIA FIRST CLASS U.S. MAIL

**RE: Wynnfield Lakes Community Development District
Cover Letter Regarding Proposed 2026 Project, Bonds, and Assessments**

Dear Property Owner:

Enclosed you will find a legal notice regarding a proposed bond issuance called the “**Series 2026 Bond**” and levy of assessments for the Wynnfield Lakes Community Development District (“**District**”). You are receiving the enclosed notice because Florida law requires us to send you certain disclosures and information about an upcoming hearing at which you will have an opportunity to give public comment regarding the proposed bond and assessments.

1. What are bonds?

Bonds are long-term, tax-exempt financing available to the District because it is a unit of government with authority to issue long-term debt. Bonds may be issued through either private placement (as is the case for the proposed 2026 Bond) or public offering. Bonds were used to finance the initial construction of public improvements within the Wynnfield Lakes community. Bonds are a useful financing method because they can be repaid over a longer term than a private loan, resulting in lower annual installments paid by homeowners compared to a traditional loan or a one-time special assessment to fund improvement costs.

2. What are debt assessments?

Debt assessments are annual payment obligations levied on properties that benefit from the improvements funded by bonds, and are used to repay the bonds in installments each year. The District previously levied debt assessments to secure the bonds issued to finance the initial construction of public infrastructure for the Wynnfield Lakes community. These debt assessments are collected on the tax roll each year as non-ad valorem special assessments. Debt assessments are in addition to annual operations and maintenance assessments levied to fund the District’s ongoing operations. For a list of debt assessments currently affecting your property, please contact the District Manager’s office.

3. What is included in the “2026 Project?”

The 2026 Project is described in the *Engineer’s Report*, dated May 20, 2026, and includes erosion repairs and stabilization for the ditch slope on District property located behind homes on Wood Blossom Court (“**Improvements**”). If you would like to review a copy of the 2026 *Engineer’s Report*, please reach out to the District Manager’s office or visit the District’s website.

4. Why is the District issuing new bonds?

The cost of completing the 2026 Project is \$750,000, which exceeds the funds currently available to the District. The Board has determined that bond financing is the most advantageous method of obtaining the funding for this necessary work. Annual payments to repay the bonds will be lower than a one-time special assessment to collect the full amount of construction funds needed for the 2026 Project.

5. What is the proposed new assessment for my property?

The proposed maximum assessment for your property can be found in **Exhibit A** of the mailed notice. The allocation of the assessments is described in more detail in the *Preliminary Special Assessment Methodology Report for the*

Special Assessment Revenue Bond, Series 2026, dated May 20, 2026 (“Assessment Report”). Please note that the numbers provided in the notice and the Assessment Report are maximum assessment levels and may be adjusted downward based on the final details of the bond issuance. The District is also exploring whether viable options exist to concurrently refinance existing bond debt, which would reduce the total debt assessment for single-family homes.

6. *What will happen at the public hearing?*

The public hearing will take place during the regular Board meeting. The Board will open the public hearing and provide an opportunity for members of the public to comment on the propriety and advisability of making the improvements, the cost thereof, the manner of payment, and the amount of costs to be assessed against each property benefiting from the improvements. Pursuant to the District’s policies, each person who wishes to speak will be allotted three (3) minutes. After hearing all comments, the Board will make a determination on whether to levy the proposed assessments. Please note that a vote of the residents is not required under Florida law.

7. *What if I sell my home?*

You are only responsible for paying assessments while you own your home. If you sell your home, the new owner will be responsible for the annual assessments while they own the home.

8. *Can I pay off the new assessments early?*

Yes, as in prior bond issuances, you may prepay a portion or all of the total debt assessment allocated to your property for the 2026 Project. Please contact the District Manager’s office for more information on prepayments.

9. *What if I already prepaid the debt assessments on my property?*

Any prior prepayments were for prior debt assessments. All homeowners will be allocated assessments to repay the Series 2026 Bonds.

10. *Where can I find more information?*

For more information on the 2026 Project, bonds, and assessments, we encourage you to review the *2026 Engineer’s Report* and *Assessment Report*, both of which are available upon request from the District Manager’s office and on the District’s website. Please direct questions to the District Manager’s office, Governmental Management Services, LLC, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, by phone at (904) 940-5850, or visit the District’s website at <https://wynnfieldlakescdd.net/>.

Sincerely,

Daniel Laughlin
District Manager

cc: Board of Supervisors *via email*
District Counsel *via email*
District Engineer *via email*

Wynnfield Lakes Community Development District

Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, Florida 32092, Ph: (904) 940-5850

THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS U.S. MAIL

Your Lot Type: _____

RE: Wynnfield Lakes Community Development District - Notice of Hearing on Assessments

Dear Property Owner:

You are receiving this notice because Duval County records indicate that you own property within the Wynnfield Lakes Community Development District (“District”), a special-purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*. The District intends to undertake a project to stabilize the ditch slope on District property located behind homes on Wood Blossom Court (“Improvements”), as more specifically described in the *Engineer’s Report*, dated May 20, 2026 (“Engineer’s Report”). The project is expected to cost \$750,000. The District intends to issue a bond to finance this project, which would be secured by assessments levied on all benefiting property within the District. The assessments would be allocated as set forth in the District’s *Preliminary Special Assessment Methodology Report for the Special Assessment Revenue Bond, Series 2026*, dated May 20, 2026 (“Assessment Report”). More information on the assessments proposed to be allocated to each property is provided at **Exhibit A**.

Florida law requires the District to hold a public hearing on the proposed assessments in accordance with Chapters 170, 190 and 197, *Florida Statutes*. The hearing is open to the public and will take place during the meeting of the District’s Board of Supervisors on **June 24, 2026, at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida**. At this meeting and public hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements and funding them with special assessments on property.

All affected property owners have the right to appear and comment at the public hearing and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the

public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Copies of the Engineer's Report, Assessment Report, and the agenda for the hearing and meeting may be obtained by contacting the District Manager during regular business hours at Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, Ph: (904) 940-5850 ("**District Manager's Office**"), or by visiting the District's website at <https://wynnfieldlakescdd.net/>. The public hearing and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Sincerely,

Daniel Laughlin

District Manager

EXHIBIT A

Summary of Proposed Assessments

- 1. **Proposed Assessments / Total Revenue.** For all Assessments levied to fund the Improvements, the District expects to collect no more than **\$1,458,513.51** in total gross revenue, and the maximum annual revenue collected is anticipated to be **\$145,851.35**.
- 2. **Unit of Measurement.** Assessments are allocated to all lots on an Equivalent Residential Unit (“**ERU**”) basis.
- 3. **Schedule of Assessments:**

Lot Type*	Total # of Units	ERU Factor	Proposed Par Debt Per Unit	Proposed Annual Assessment per Unit (Net)	Proposed Annual Assessment per Unit (Gross)**
Single Family	372	1.00	\$2,074.00	\$265.22	\$286.73
Multi-Family	204	0.67	\$1,389.58	\$177.70	\$192.11

*Your lot type is provided on page 1 of this notice.

** Including collection costs and early payment discounts necessary for collection on the tax bill

- 4. **Collection.** The assessments may appear on your regular tax bill issued by the Duval County Tax Collector. However, at any time the District may, in its discretion, choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. **THE FAILURE TO PAY ANY ASSESSMENTS COLLECTED ON THE TAX ROLL WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY WITHIN THE DISTRICT WHICH MAY RESULT IN A LOSS OF TITLE. ALTERNATIVELY, IF THE ASSESSMENTS ARE DIRECTLY COLLECTED, THE FAILURE TO PAY SUCH DIRECT BILL INVOICE MAY RESULT IN THE DISTRICT PURSUING A FORECLOSURE ACTION, WHICH MAY RESULT IN A LOSS OF TITLE.**