

*Wynnfield Lakes
Community Development District*

June 24, 2026

AGENDA

**Wynnfield Lakes
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.WynnfieldLakesCDD.net

June 17, 2026

Board of Supervisors
Wynnfield Lakes Community Development District
Call-In # 1-877-304-9269 Code 7094610

Dear Board Members:

The Wynnfield Lakes Community Development District Special Board of Supervisors Meeting is scheduled to be held **Wednesday, June 24, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Financing Matters
 - A. Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2026-07
 - B. Presentation from MBS Capital Markets
 - C. Approval of Term Sheet
- IV. Other Business
- V. Next Scheduled Meeting – Wednesday, July 22, 2026 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, FL 32224
- VI. Adjournment

PUBLIC CONDUCT: Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.

THIRD ORDER OF BUSINESS

A.

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT’S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Wynnfield Lakes Community Development District (the “**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the “**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure projects and services necessitated by the development of, and serving lands within, the District, which includes the authority to stabilize the ditch slope on District property located behind homes on Wood Blossom Court (the “**2026 Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*. It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the 2026 Improvements, the nature and location of which is

described in the *Wynnfield Lakes Community Development District Engineer's Report*, dated May 20, 2026 (the "**Engineer's Report**") (attached as **Exhibit A** hereto and incorporated herein by this reference), and which plans and specifications are on file and available for public inspection during normal business hours at the office of the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092 ("**District Records Offices**"); (ii) the cost of such 2026 Improvements be assessed against the lands specially benefited by such 2026 Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(d) The provision of said 2026 Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(e) In order to provide funds with which to pay all or a portion of the costs of the 2026 Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "**Bonds**").

(f) By Resolution 2026-05, the Board determined to provide the 2026 Improvements and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the 2026 Improvements prior to the collection of such Assessments. Resolution 2026-05 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(g) As directed by Resolution 2026-05, said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(h) As directed by Resolution 2026-05, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(i) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-05, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, including the 2026 Improvements, (2) the cost thereof, (3) the manner of payment therefor, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(j) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(k) On June 24, 2026, at the time and place specified in Resolution 2026-05 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(I) Having considered the estimated costs of the 2026 Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

- i. that the estimated costs of the 2026 Improvements are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- ii. it is reasonable, proper, just and right to assess the cost of such 2026 Improvements against the properties specially benefited thereby using the method determined by the Board set forth in *Preliminary Special Assessment Methodology Report for the Special Assessment Revenue Bond, Series 2026*, dated May 20, 2026, as may be supplemented from time to time (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such **Exhibit B** (the "**Assessments**"); and
- iii. the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;
- iv. it is hereby declared that the 2026 Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit B**;
- v. that the costs of the 2026 Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit B**;
- vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- vii. it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the 2026 Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of the 2026 Improvements initially described in Resolution No. 2026-05, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF THE 2026 IMPROVEMENTS. The total estimated costs of the 2026 Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the 2026 Improvements, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these

Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims, which lien shall remain inchoate until specific terms of any Bonds are determined and fixed by subsequent supplemental resolution. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire 2026 Improvements project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the 2026 Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION; DEFAULT AND REMEDIES.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, calculated in accordance with the Assessment Report and any applicable bond indenture or supplemental resolution. The Assessments may be paid in full without interest at any time within thirty (30) days after both (i) the completion of the 2026 Improvements and (ii) the adoption by the Board of a resolution accepting the 2026 Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the 2026 Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the 2026 Improvements have been completed and a resolution accepting the 2026 Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining

balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment, except as may be expressly provided in the applicable bond indenture or supplemental resolution for a particular series of Bonds.

(b) The District hereby elects to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”), unless the Board determines by subsequent resolution that an alternative collection method is in the District's best interest. The District has heretofore taken or hereby commits to take within the timeframes required by law, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law, including but not limited to filing foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or pursuing any other available legal or equitable remedies.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Duval County, Florida, who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. [RESERVED.]

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific written consent thereto from the applicable governmental unit. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Duval County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 24th day of June, 2026.

Attest:

**WYNNFIELD LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Wynnfield Lakes Community Development District Engineer's Report, dated May 20, 2026*

Exhibit B: *Preliminary Special Assessment Methodology Report for the Special Assessment Revenue Bond, Series 2026, dated May 20, 2026*

Exhibit A

Wynnfield Lakes Community Development District Engineer's Report, dated May 20, 2026

Wynnfield Lakes Community Development District
Engineer's Report

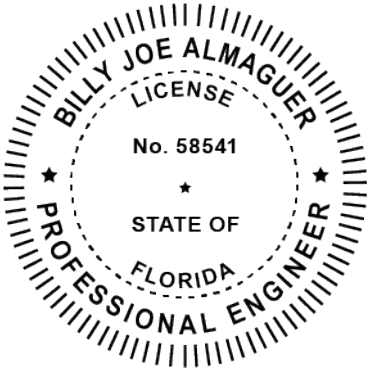
Prepared for:

Wynnfield Lakes Community Development District Board of Supervisors

Prepared by:

Matthews | DCCM
Billy Almaguer,
P.E.

May 20, 2026



INTRODUCTION

The Wynnfield Lakes Community Development District (the "District" or "CDD"), encompasses approximately 166 acres within Duval County, Florida. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District, including but not limited to stormwater management, wetlands mitigation, and recreation facilities. The District is in parts of Section 21, Township 2 South, Range 28 East. The District is currently bounded to the North by Walmart Supercenter and the Hawkins Cove Subdivision, to the East Kernan Boulevard, to the South is the Kernan Lakes residential development, and to the West wetlands. Access to the District is via Kernan Boulevard roadway. Exhibit 1 represents a Vicinity Map showing the location of the development and the adjacent roads and cities. Exhibit 2 is a survey legal description of the boundaries of the District.

All the onsite infrastructure and subdivision improvements have been designed and completed to accommodate the project at build out as well as to meet City of Jacksonville and Florida Department of Environmental Protection requirements and regulations.

GOVERNMENT ACTIONS

There are no pending or required government approvals remaining for the PUD.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District's proposed 2026 Project as identified herein and that all potential permits not already issued and which are necessary to affect the described 2026 Project will be obtained during the ordinary course of development.

THE 2026 PROJECT

Behind the residential homes on Wood Blossom Court, the tie-out slopes from the backyards to the regional outfall canal are experiencing erosion on CDD property .The CDD's 2026 Project will include repair of the erosion and stabilization of the tie-out slopes, together with professional costs and contingency costs. Due to the possibility of erosion issues along the regional canal potentially impacting the appraised value of homes within the Wynnfield Lakes community, and due to the functioning of the CDD's infrastructure as a system of improvements, it is our opinion that all residential properties located within the boundaries of the CDD benefit from the proposed 2026 Project.

THE 2026 PROJECT COSTS

The Summary of Estimated 2026 Project Costs detailed in Table 2 outlines the anticipated costs associated with above listed improvements within the CDD. The costs include professional services and proposed retaining wall.

Table 2

Summary of Estimated 2026 Project Costs

Category	Estimated Amount
Mobilization	\$140,000
Regional Drainage Ditch Erosion Repair	\$560,000
Professional Fees	\$15,000
Contingency	\$35,000
Total	\$750,000

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the construction drawings and specifications, last revision.

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of the master infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Duval

County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control.

Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

It is further our opinion that:

- The estimated cost to the Series 2026 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- The Series 2026 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Series 2026 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The assessable property within the District will receive a special benefit from the Series 2026 Project that is at least equal to the costs of the Series 2026 Project; and
- All improvements included in the Series 2026 Project are public improvements or community facilities as set forth in Section 190.012 (1) and (2), Florida Statutes.

All improvements comprising the Series 2026 Project will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The Series 2026 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Appendix A

Description

- Exhibit 1. Vicinity Map
- Exhibit 2. District Legal Boundary and Description
- Exhibit 3. Subdivision Map

Location Map



Matthews

DCCM

VICINITY MAP

Wynnfild Lakes Community Development District
Project # 23186.00

12337 Wynnfild Lakes Drive
Jacksonville, Florida 32246

This instrument was prepared by:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

1647837C

When recorded mail to:

ACP Palmetto LLC
c/o Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339
Attn: Yvette Fallone-Tietje, Esq.

⑤ Tax Parcel Nos.: TAX ASSESSMENT NUMBERS ARE THE MAIN RE#165264- (followed by the following sub-numbers as to each individual unit):

8204,8206,8208,8210,8212,8214,8216,8218,8220,8222,8224,8226,8232,8234,8236,8238,8240,8242,8244,8246,
8248,8250,8252,8254,8260,8262,8264,8266,8268,8270,8272,8274,8276,8278,8280,8282,8290,8292,8294,8296,
8298,8300,8302,8304,8306,8308,8310,8312,8320,8322,8324,8326,8328,8330,8332,8334,8336,8338,8340,8342,
8350,8352,8354,8356,8358,8360,8362,8364,8366,8368,8370,8372,8380,8382,8384,8386,8388,8390,8392,8394,
8396,8398,8400,8402,8410,8412,8414,8416,8418,8420,8422,8424,8426,8428,8430,8432,8440,8442,8444,8446,
8448,8450,8452,8454,8456,8458,8460,8462,8470,8472,8474,8476,8478,8480,8482,8484,8486,8488,8490,8492,
8500,8502,8504,8506,8508,8510,8512,8514,8516,8518,8520,8522,8530,8532,8534,8536,8538,8540,8542,8544,
8546,8548,8550,8552,8560,8562,8564,8566,8568,8570,8572,8574,8576,8578,8580,8582,8590,8592,8594,8596,
8598,8600,8602,8604,8606,8608,8610,8612,8620,8622,8624,8626,8628,8630,8632,8634,8636,8638,8640,8642,
8650,8652,8654,8656,8658,8660,8662,8664,8666,8668,8670,8672,8680,8682,8684,8686,8688,8690,8692,8694,
8696,8698,8700 and 8702.

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that RIME WYNNFIELD INVESTMENTS, LLC, a Florida limited liability company ("Grantor"), whose address is 100 Village Street, Birmingham, Alabama 35242, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by ACP WYNNFIELD LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Abbey Rowe, 9320 Windsor Lane NE, Olympia, WA 98516, Attention: Mario F. Spinella, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, all of the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The Property does not include the primary residence of Grantor.

TOGETHER WITH all of Grantor's right, title and interest, if any, in and to: (a) all buildings, structures and other improvements located on the Property, and any and all fixtures attached to or incorporated within such buildings, structures and other improvements, if any; (b) any alleys, strips or gores adjoining the Property, and any easements, rights-of-way or other

interests in, on, under or to, any land, highway, street, road, right-of-way or avenue, open or proposed, in on, under, across, in front of, abutting or adjoining the Property; and (c) the accessions, appurtenant rights, privileges, appurtenances and all the estate and rights of Grantor in and to the Property.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

This conveyance is subject to all of those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple. Grantor shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.


IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper Authorized Representative thereunto duly authorized, this 25th day of June, 2014.

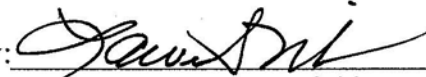
Signed, sealed and delivered
in the presence of:

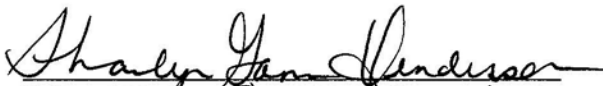
**RIME WYNNFIELD INVESTMENTS,
LLC**, a Florida limited liability company

By: HIL Investments, LLC, an Alabama limited liability company, Its Manager and Sole Member

By: Rime Holdings, LLC, an Alabama limited liability company, Its Managing Member


Printed Name: Kaye W. Webb

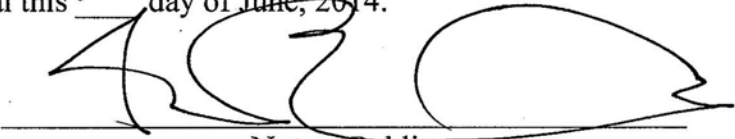
By: 
Lawrence S. Nickles, Its Authorized Representative


Printed Name: Sharilyn Gann Henderson

STATE OF ALABAMA)
:
SHELBY COUNTY)

The foregoing instrument was acknowledged before me this 25th day of June, 2014 by Lawrence S. Nickles, as Authorized Representative of Rime Holdings, LLC, a Alabama limited liability company, as Managing Member of HIL Investments, LLC, an Alabama limited liability company, as the Manager and Sole Member of RIME WYNNFIELD INVESTMENTS, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or has produced a driver's license as identification and did take an oath.

Given under my hand and official seal this 25th day of June, 2014.



Notary Public

My commission expires: 9/8/2017

[NOTARIAL SEAL]



EXHIBIT A

Legal Description of Property

ALL THE FOLLOWING PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The following units listed below in THE RESERVE AT WYNNFIELD LAKES, A CONDOMINIUM according to the Declaration as Filed in Official Records Book 15418, page 419 in the Public Records of Duval County, Florida, together with an undivided interest in the common elements appurtenant thereof:

Units 111 through 114, inclusive;
Units 121 through 124, inclusive;
Units 131 through 134, inclusive;
Units 211 through 214, inclusive;
Units 221 through 224, inclusive;
Units 231 through 234, inclusive;
Units 311 through 314, inclusive;
Units 321 through 324, inclusive;
Units 331 through 334, inclusive;
Units 411 through 414, inclusive;
Units 421 through 424, inclusive;
Units 431 through 434, inclusive;
Units 511 through 514, inclusive;
Units 521 through 524, inclusive;
Units 531 through 534, inclusive;
Units 611 through 614, inclusive;
Units 621 through 624, inclusive;
Units 631 through 634, inclusive;
Units 711 through 714, inclusive;
Units 721 through 724, inclusive;
Units 731 through 734, inclusive;
Units 811 through 814, inclusive;
Units 821 through 824, inclusive;
Units 831 through 834, inclusive;
Units 911 through 914, inclusive;
Units 921 through 924, inclusive;
Units 931 through 934, inclusive;
Units 1011 through 1014, inclusive;
Units 1021 through 1024, inclusive;
Units 1031 through 1034, inclusive;
Units 1111 through 1114, inclusive;
Units 1121 through 1124, inclusive;
Units 1131 through 1134, inclusive;

Units 1211 through 1214, inclusive;
Units 1221 through 1224, inclusive;
Units 1231 through 1234, inclusive;
Units 1311 through 1314, inclusive;
Units 1321 through 1324, inclusive;
Units 1331 through 1334, inclusive;
Units 1411 through 1414, inclusive;
Units 1421 through 1424, inclusive;
Units 1431 through 1434, inclusive;
Units 1511 through 1514, inclusive;
Units 1521 through 1524, inclusive;
Units 1531 through 1534, inclusive;
Units 1611 through 1614, inclusive;
Units 1621 through 1624, inclusive;
Units 1631 through 1634, inclusive;
Units 1711 through 1714, inclusive;
Units 1721 through 1724, inclusive; and
Units 1731 through 1734, inclusive.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. (a) Encroachments, overlaps, and other matters not shown by the public records which would be disclosed by an accurate survey of the Property.

(b) Rights of tenants in possession as of the date hereof, as tenants only, under leases under prior unrecorded residential leases.

(c) Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter in effect relating to the Property.
3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the Property.
4. Notice of Establishment of the Wynnfield Lakes Community Development District recorded in Official Records Volume 12682, Page 644.
5. Final Judgment styled as Wynnfield Lakes Community Development District, Plaintiff versus the State of Florida and Taxpayers, Property Owners and Citizens of Wynnfield Lakes Community Development District, et al, recorded in Official Records Volume 12850, Page 1170, which includes provisions for special assessments.
6. Wynnfield Lakes Community Development District's Notice of Series 2005 Special Assessments recorded in Official Records Volume 12940, Page 2461.
7. Declaration of Consent to Jurisdiction of Wynnfield Lakes Community Development District to Imposition of Special Assessments of Lennar Homes, Inc. Official Records Volume 12940, Page 2465 and Declaration of Consent to Jurisdiction of Wynnfield Lakes Community Development District and to Imposition of Special Assessments recorded in Official Records Volume 12940, Page 2472.
8. Terms, provisions and easements set forth in Non-Exclusive Drainage Easement recorded in Official Records Volume 14289, Page 1915.
9. Terms, provisions and easements set forth in Access Easement recorded in Official Records Volume 14289, Page 1899, as amended by Notice of Relocation recorded contemporaneously herewith in the Public Records of Duval County, Florida.

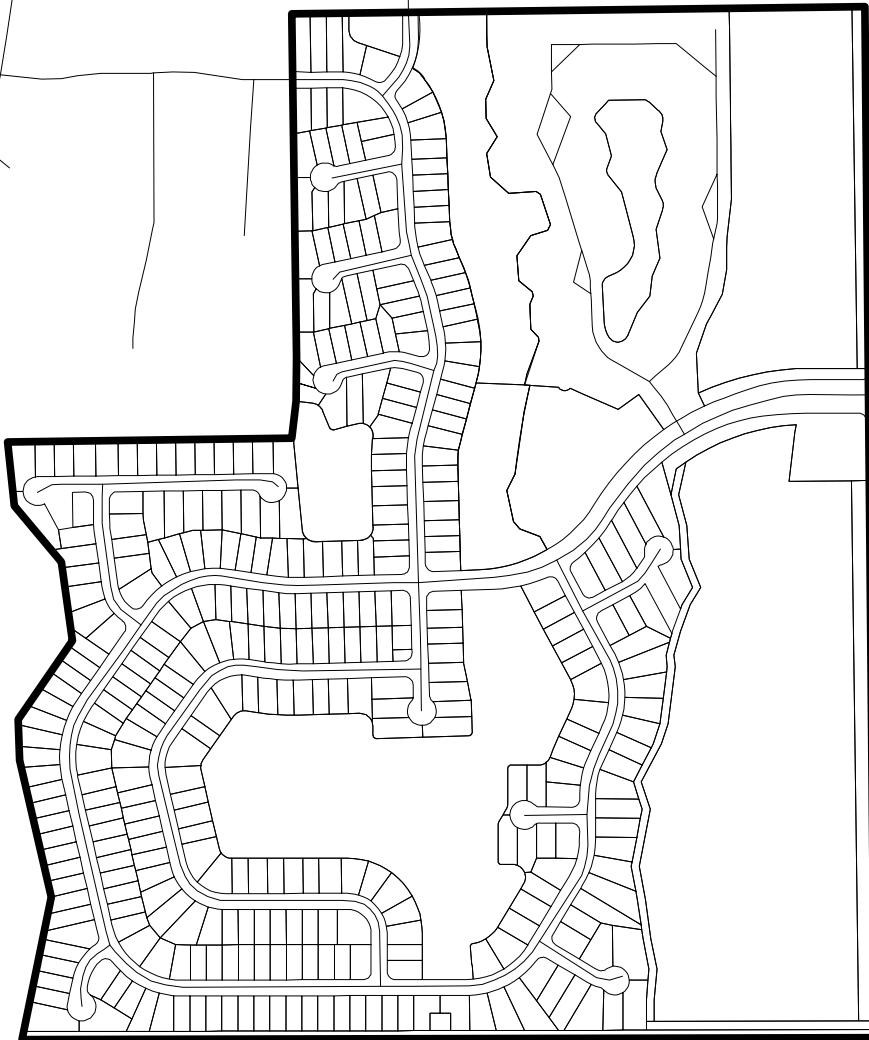
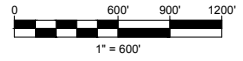
10. Easement granted to Jacksonville Electric Authority, as set forth in instrument(s) recorded in Official Records Book 12765, Page 2139.
11. Easement granted to BellSouth Telecommunication, Inc., as set forth in instrument(s) recorded in Official Records Book 13177, Page 1437.
12. Easement granted to Comcast of Greater Florida/Georgia, Inc. by Instrument recorded in Book 13094, page 183.
13. Easement granted to Jacksonville Electric Authority in Book 13465, page 2189.
14. Drainage easement granted to the Wynnfield Lakes Community Development District as set forth in deed recorded in Book 13878, page 1911.
15. Reservations for drainage and maintenance in Deed from Wynnfield Lakes CDD to Lennar Homes, LLC as set forth in instrument recorded in OR 14289, page 1893.
16. Interlocal Agreement by and among Duval County Property Appraiser, Duval County Tax Collector and Wynnfield Lakes Community Development District Non-Ad Valorem Assessment Roll Uniform Collection and Enforcement as filed June 12, 2008 in Official Records Book 14537, page 397 of the current public records of Duval County, Florida.
17. Disclosure of Public Financing and Maintenance by The Wynnfield Lakes Community Development District and matters disclosed therein as filed February 11, 2008 in Official Records Book 14378, page 1124 of the current public records of Duval County, Florida.
18. All of the terms, conditions, easements, restrictions, reservations and other provisions other provisions, including provisions which provide for a private charge or assessment of that certain Declaration of Condominium, and the exhibits and attachments thereto, dated November 2, 2010 and recorded November 3, 2010 in Official Record Book 15418, page 419, as amended by First Amendment thereto recorded contemporaneously herewith in the Public Records of Duval County, Florida.
19. Assignment and Assumption of Development Rights as filed November 29, 2007 in Official Records Book 14289, page 1974 of the current public records of Duval County, Florida.

NOTE: All recording references above are references to the public records of Duval County, Florida.

ATLANTIC BOULEVARD



GRAPHIC SCALE



KERNAN BOULEVARD SOUTH

LOCATION MAP

WYNNFIELD LAKES CDD
12337 WYNNFIELD LAKES DR, JACKSONVILLE, FL
PREPARED FOR
GOVERNMENTAL MANAGEMENT SERVICES, LLC

DWG No.	EXHIBIT A
DWG BY:	ZBE
DATE:	11/26/2024
JOB No.:	23186

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

Exhibit B

*Preliminary Special Assessment Methodology Report for the Special Assessment Revenue Bond, Series
2026, dated May 20, 2026*

Wynnfield Lakes Community Development District

Preliminary Special Assessment Methodology Report for
the
Special Assessment Revenue Bond, Series 2026

May 20, 2026

Prepared by
Governmental Management Services, LLC

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1.0 Executive Summary

This Special Assessment Methodology Report (the “2026 Report”) provides an allocation of the debt securing the Wynnfield Lakes Community Development District (“Wynnfield Lakes CDD” or “District”) Special Assessment Revenue Bond, Series 2026 (the “Series 2026 Bond”). The Series 2026 Bond is being issued to fund the 2026 Project as described in the *Engineer’s Report* dated May 20, 2026, prepared by Matthews DCCM, the District’s Consulting Engineer (the “2026 Engineer’s Report”). The debt securing the Series 2026 Bond (the “Series 2026 Assessments”) is allocated consistent with the *Adopted Master Assessment Methodology*, dated October 12, 2005, as supplemented by the *Supplemental Assessment Report for the Series 2005 Bonds*, dated November 28, 2005 (the “2005 Report”) for the issuance of the Special Assessment Bonds Series 2005A (the “Series 2005A Bonds” and the assessments securing said bonds, the “Series 2005A Assessments”) and later supplemented by the *Supplemental Assessment Methodology Report*, dated July 30, 2014 (the “2014 Report”) for the issuance of the Special Assessment Refunding Bonds, Series 2014 (the “Series 2014 Refunding Bonds” and the assessments securing said bonds the “Series 2014 Assessments”).

This 2026 Report is consistent with the allocation of the Series 2005A Assessments and the Series 2014 Assessments to the property within the District based upon the special benefits each received from the 2005 Project and the 2026 Project. This 2026 Report is designed to conform to the requirements of Chapters 170,190, and 197, Florida Statutes, with respect to special assessments and is consistent with our understanding of the case law on this subject.

The District consists of approximately 166 acres within the City of Jacksonville, Florida. The total development within the District consists of 372 single-family residential homes and 204 multi-family homes (the “Series 2026 Assessment Area”).

2.0 The Series 2026 Bond

The Series 2026 Bond is being issued to fund the 2026 Project outlined in the 2026 Engineer’s Report.

Additional proceeds of the Series 2026 Bond proceeds will be used to (i) fund a portion of the interest through November 1, 2026; and (ii) fund the cost of issuance, including the underwriters discount. A description of the sources and uses of funds is attached hereto as **Table 2** and incorporated by reference herein.

The proposed Series 2026 Bond is a single term bond with a principal amount of \$1,055,000 and assumes an average coupon interest rate of 4.75%. Debt Service on the term bond will begin on November 1, 2026, with principal amortization beginning on May 1, 2027, and continuing through May 1, 2036.

3.0 The 2026 Project

The 2026 Project described in the 2026 Engineer's Report totals an estimated \$750,000. The bond proceeds required to fund the 2026 Project Fund is \$1,055,000, including delivery day costs associated with the financing as outlined in **Table 2**. The allocation of the debt associated with the 2026 Project is based upon the original benefit conferred upon the benefited property as described in the 2005 Report on an Equivalent Residential Unit (ERU) basis with the single family product type being equivalent to 1 ERU and the multi-family product type being equivalent to 0.67 ERUs. Refer to **Table 3** and **Table 4** for additional information related to the allocation of the benefit of the 2026 Project.

4.0 Assessment Roll

The Assessment Roll reflecting the allocation of special assessments securing repayment of the Series 2026 Bonds is attached hereto as **Table 5**.

5.0 The 2026 Allocation Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

The 2026 Engineer's Report estimates that it will cost approximately \$750,000 to construct the 2026 Project.

Construction of the improvements comprising the 2026 Project will provide special benefit to real property within the Series 2026

Assessment Area that meets or exceeds the cost to finance and construct the 2026 Project, and the fairness and reasonableness of the allocation of the Series 2026 Assessments based upon the methodology set forth in the Series 2005A Assessment Report and **Table 3** and **Table 4** attached hereto is hereby confirmed.

The allocation of the Series 2026 Assessments as set forth herein will result in the District annually certifying for collection special assessments in the amounts set forth on **Table 5**, the Series 2026 Preliminary Assessment Roll.

It is anticipated that all of the special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

APPENDIX

TABLE 1
ASSESSABLE UNITS

Product Type	Total Units	Debt ERUs Series	Debt Units Series
		2026 Bonds	2026 Project
Single Family	372	372	372
Multi-family	204	136.68	204
Totals	576	508.68	576

TABLE 2
SOURCES AND USES OF FUNDS

	Series 2026 Bonds Total
Sources of Funds	
Bond Proceeds	1,055,000
<hr/>	
Total Sources of Funds	1,055,000
<hr/>	
Uses of Funds	
Project Fund Deposits:	
Project Fund	750,000
Other Fund Deposits:	
Capitalized Interest to 11/1/2026	13,503
Reserve Fund @ 25%	33,728
Delivery Date Expenses:	
Cost of Issuance	203,357
Underwriter's Discount	50,000
Other Uses of Funds:	
Rounding	4,412
<hr/>	
Total Uses of Funds	1,055,000
<hr/>	

Bond Statistics	
Maturity	5/1/2036
Average Coupon	4.75%
Maximum Annual Debt Service	134,913
Total Debt Service	1,337,709

Product Type:	Units	ERUs
Single Family (1.0 ERU)	372.00	372.00
Multi-family (0.67 ERU)	204.00	136.68
Totals	576.00	508.68

TABLE 3
ALLOCATION OF SERIES 2026 REVENUE BONDS PAR DEBT

Land Use	Units	ERU Factor	Total ERUs	Allocation of Par Debt	Projected Series 2026 Revenue Bonds Par Debt Per Unit
Single Family	372	1	372.00	771,526.30	2,074.00
Multi-family	204	0.67	136.68	283,473.70	1,389.58
Totals	576		508.68	1,055,000	

TABLE 4
ALLOCATION OF SERIES 2026 ANNUAL ASSESSMENTS

Land Use	Units	ERU Factor	Total ERUs	Allocation of Maximum Annual Debt Service	Projected Annual Debt Service per Unit (Net)	Projected Annual Debt Service per Unit (Gross)
Single Family	372	1	372.00	98,662.13	265.22	286.73
Multi-family	204	0.67	136.68	36,250.37	177.70	192.11
Totals	576		508.68	134,912.50		

Table 5
Series 2026 Preliminary Assessment Roll

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-2090	1	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2095	2	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2100	3	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2105	4	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2110	5	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2115	6	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2120	7	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2125	8	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2130	9	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2135	10	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2140	11	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2145	12	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2150	13	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2155	14	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2160	15	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2165	16	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2170	17	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2175	18	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2180	19	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2185	20	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2190	21	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2195	22	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2200	23	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2205	24	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2210	25	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2215	26	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2220	27	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2225	28	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2230	29	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2235	30	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2240	31	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2245	32	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2250	33	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2255	34	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2260	35	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2265	36	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2270	37	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-2275	38	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2280	39	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2285	40	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2290	41	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2295	42	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2300	43	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2305	44	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2310	45	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2315	46	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2320	47	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2325	48	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2330	49	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2335	50	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2340	51	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2345	52	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2350	53	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2355	54	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2360	55	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2365	56	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2370	57	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2375	58	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2380	59	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2385	60	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2390	61	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2395	62	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2400	63	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2405	64	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2410	65	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2415	66	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2420	67	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2425	68	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2430	69	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2435	70	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2440	71	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2445	72	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2450	73	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2455	74	Single Family	\$ 2,074.00	\$ 286.73

**Table 5
Series 2026 Preliminary Assessment Roll**

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-2460	75	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2465	76	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2470	77	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2475	78	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2480	79	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2485	80	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2490	81	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2495	82	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2500	83	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2505	84	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2510	85	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2515	86	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2520	87	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2525	88	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2530	89	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2535	90	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2540	91	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2545	92	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2550	93	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2555	94	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2560	95	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2565	96	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2570	97	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2575	98	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2580	99	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2585	100	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2590	101	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2595	102	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2600	103	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2605	104	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2610	105	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2615	106	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2620	107	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2625	108	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2630	109	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2635	110	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2640	111	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-2645	112	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2650	113	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2655	114	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2660	115	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2665	116	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2670	117	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2675	118	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2680	119	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2685	120	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2690	121	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2695	122	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2700	123	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2705	124	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2710	125	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2715	126	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2720	127	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2725	128	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2730	129	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2735	130	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2740	131	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2745	132	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2750	133	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2755	134	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2760	135	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2765	136	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2770	137	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2775	138	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2780	139	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2785	140	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2790	141	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2795	142	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2800	143	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2805	144	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2810	145	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2815	146	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2820	147	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2825	148	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-2830	149	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2835	150	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2840	151	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2845	152	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2850	153	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2855	154	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2860	155	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2865	156	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2870	157	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2875	158	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2880	159	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2885	160	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2890	161	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2895	162	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2900	163	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2905	164	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2910	165	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2915	166	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2920	167	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2925	168	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2930	169	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2935	170	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2940	171	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2945	172	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2950	173	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2955	174	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2960	175	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2965	176	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2970	177	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2975	178	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2980	179	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2985	180	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2990	181	Single Family	\$ 2,074.00	\$ 286.73
R-165264-2995	182	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3000	183	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3005	184	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3010	185	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-3015	186	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3020	187	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3025	188	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3030	189	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3035	190	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3040	191	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3045	192	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3050	193	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3055	194	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3060	195	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3065	196	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3070	197	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3075	198	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3080	199	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3085	200	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3090	201	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3095	202	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3100	203	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3105	204	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3110	205	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3115	206	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3120	207	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3125	208	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3130	209	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3135	210	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3140	211	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3145	212	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3150	213	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3155	214	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3160	215	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3165	216	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3170	217	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3175	218	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3180	219	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3185	220	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3190	221	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3195	222	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-3200	223	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3205	224	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3210	225	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3215	226	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3220	227	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3225	228	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3230	229	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3235	230	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3240	231	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3245	232	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3250	233	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3255	234	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3260	235	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3265	236	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3270	237	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3275	238	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3280	239	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3285	240	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3290	241	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3295	242	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3300	243	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3305	244	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3310	245	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3315	246	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3320	247	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3325	248	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3330	249	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3335	250	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3340	251	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3345	252	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3350	253	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3355	254	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3360	255	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3365	256	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3370	257	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3375	258	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3380	259	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-3385	260	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3390	261	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3395	262	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3400	263	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3405	264	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3410	265	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3415	266	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3420	267	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3425	268	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3430	269	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3435	270	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3440	271	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3445	272	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3450	273	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3455	274	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3460	275	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3465	276	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3470	277	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3475	278	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3480	279	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3485	280	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3490	281	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3495	282	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3500	283	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3505	284	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3510	285	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3515	286	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3520	287	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3525	288	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3530	289	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3535	290	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3540	291	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3545	292	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3550	293	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3555	294	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3560	295	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3565	296	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-3570	297	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3575	298	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3580	299	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3585	300	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3590	301	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3595	302	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3600	303	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3605	304	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3610	305	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3615	306	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3620	307	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3625	308	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3630	309	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3635	310	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3640	311	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3645	312	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3650	313	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3655	314	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3660	315	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3665	316	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3670	317	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3675	318	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3680	319	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3685	320	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3690	321	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3695	322	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3700	323	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3705	324	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3710	325	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3715	326	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3720	327	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3725	328	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3730	329	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3735	330	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3740	331	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3745	332	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3750	333	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-3755	334	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3760	335	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3765	336	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3770	337	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3775	338	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3780	339	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3785	340	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3790	341	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3795	342	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3800	343	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3805	344	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3810	345	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3815	346	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3820	347	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3825	348	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3830	349	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3835	350	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3840	351	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3845	352	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3850	353	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3855	354	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3860	355	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3865	356	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3870	357	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3875	358	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3880	359	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3885	360	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3890	361	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3895	362	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3900	363	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3905	364	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3910	365	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3915	366	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3920	367	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3925	368	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3930	369	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3935	370	Single Family	\$ 2,074.00	\$ 286.73

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-3940	371	Single Family	\$ 2,074.00	\$ 286.73
R-165264-3945	372	Single Family	\$ 2,074.00	\$ 286.73
R-165264-8204	UNIT 111	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8206	UNIT 112	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8208	UNIT 113	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8210	UNIT 114	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8212	UNIT 121	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8214	UNIT 122	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8216	UNIT 123	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8218	UNIT 124	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8220	UNIT 131	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8222	UNIT 132	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8224	UNIT 133	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8226	UNIT 134	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8232	UNIT 211	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8234	UNIT 212	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8236	UNIT 213	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8238	UNIT 214	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8240	UNIT 221	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8242	UNIT 222	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8244	UNIT 223	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8246	UNIT 224	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8248	UNIT 231	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8250	UNIT 232	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8252	UNIT 233	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8254	UNIT 234	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8260	UNIT 311	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8262	UNIT 312	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8264	UNIT 313	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8266	UNIT 314	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8268	UNIT 321	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8270	UNIT 322	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8272	UNIT 323	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8274	UNIT 324	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8276	UNIT 331	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8278	UNIT 332	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8280	UNIT 333	Multi-family	\$ 1,389.58	\$ 192.11

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-8282	UNIT 334	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8290	UNIT 411	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8292	UNIT 412	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8294	UNIT 413	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8296	UNIT 414	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8298	UNIT 421	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8300	UNIT 422	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8302	UNIT 423	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8304	UNIT 424	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8306	UNIT 431	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8308	UNIT 432	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8310	UNIT 433	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8312	UNIT 434	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8320	UNIT 511	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8322	UNIT 512	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8324	UNIT 513	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8326	UNIT 514	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8328	UNIT 521	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8330	UNIT 522	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8332	UNIT 523	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8334	UNIT 524	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8336	UNIT 531	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8338	UNIT 532	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8340	UNIT 533	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8342	UNIT 534	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8350	UNIT 611	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8352	UNIT 612	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8354	UNIT 613	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8356	UNIT 614	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8358	UNIT 621	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8360	UNIT 622	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8362	UNIT 623	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8364	UNIT 624	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8366	UNIT 631	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8368	UNIT 632	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8370	UNIT 633	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8372	UNIT 634	Multi-family	\$ 1,389.58	\$ 192.11

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-8380	UNIT 711	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8382	UNIT 712	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8384	UNIT 713	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8386	UNIT 714	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8388	UNIT 721	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8390	UNIT 722	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8392	UNIT 723	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8394	UNIT 724	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8396	UNIT 731	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8398	UNIT 732	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8400	UNIT 733	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8402	UNIT 734	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8410	UNIT 811	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8412	UNIT 812	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8414	UNIT 813	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8416	UNIT 814	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8418	UNIT 821	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8420	UNIT 822	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8422	UNIT 823	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8424	UNIT 824	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8426	UNIT 831	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8428	UNIT 832	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8430	UNIT 833	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8432	UNIT 834	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8440	UNIT 911	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8442	UNIT 912	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8444	UNIT 913	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8446	UNIT 914	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8448	UNIT 921	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8450	UNIT 922	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8452	UNIT 923	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8454	UNIT 924	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8456	UNIT 931	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8458	UNIT 932	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8460	UNIT 933	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8462	UNIT 934	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8470	UNIT 1011	Multi-family	\$ 1,389.58	\$ 192.11

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-8472	UNIT 1012	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8474	UNIT 1013	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8476	UNIT 1014	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8478	UNIT 1021	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8480	UNIT 1022	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8482	UNIT 1023	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8484	UNIT 1024	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8486	UNIT 1031	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8488	UNIT 1032	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8490	UNIT 1033	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8492	UNIT 1034	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8500	UNIT 1111	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8502	UNIT 1112	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8504	UNIT 1113	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8506	UNIT 1114	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8508	UNIT 1121	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8510	UNIT 1122	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8512	UNIT 1123	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8514	UNIT 1124	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8516	UNIT 1131	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8518	UNIT 1132	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8520	UNIT 1133	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8522	UNIT 1134	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8530	UNIT 1211	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8532	UNIT 1212	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8534	UNIT 1213	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8536	UNIT 1214	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8538	UNIT 1221	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8540	UNIT 1222	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8542	UNIT 1223	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8544	UNIT 1224	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8546	UNIT 1231	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8548	UNIT 1232	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8550	UNIT 1233	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8552	UNIT 1234	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8560	UNIT 1311	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8562	UNIT 1312	Multi-family	\$ 1,389.58	\$ 192.11

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-8564	UNIT 1313	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8566	UNIT 1314	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8568	UNIT 1321	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8570	UNIT 1322	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8572	UNIT 1323	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8574	UNIT 1324	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8576	UNIT 1331	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8578	UNIT 1332	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8580	UNIT 1333	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8582	UNIT 1334	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8590	UNIT 1411	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8592	UNIT 1412	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8594	UNIT 1413	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8596	UNIT 1414	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8598	UNIT 1421	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8600	UNIT 1422	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8602	UNIT 1423	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8604	UNIT 1424	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8606	UNIT 1431	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8608	UNIT 1432	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8610	UNIT 1433	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8612	UNIT 1434	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8620	UNIT 1511	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8622	UNIT 1512	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8624	UNIT 1513	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8626	UNIT 1514	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8628	UNIT 1521	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8630	UNIT 1522	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8632	UNIT 1523	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8634	UNIT 1524	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8636	UNIT 1531	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8638	UNIT 1532	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8640	UNIT 1533	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8642	UNIT 1534	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8650	UNIT 1611	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8652	UNIT 1612	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8654	UNIT 1613	Multi-family	\$ 1,389.58	\$ 192.11

Table 5
Series 2026 Preliminary Assessment Roll

Folio ID#	Lot / Unit	Product Type	Projected Series 2026 Bonds Par Debt Per Unit	Projected Series 2026 Bonds Annual Debt Assessment Per Unit (Gross)
R-165264-8656	UNIT 1614	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8658	UNIT 1621	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8660	UNIT 1622	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8662	UNIT 1623	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8664	UNIT 1624	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8666	UNIT 1631	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8668	UNIT 1632	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8670	UNIT 1633	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8672	UNIT 1634	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8680	UNIT 1711	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8682	UNIT 1712	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8684	UNIT 1713	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8686	UNIT 1714	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8688	UNIT 1721	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8690	UNIT 1722	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8692	UNIT 1723	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8694	UNIT 1724	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8696	UNIT 1731	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8698	UNIT 1732	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8700	UNIT 1733	Multi-family	\$ 1,389.58	\$ 192.11
R-165264-8702	UNIT 1734	Multi-family	\$ 1,389.58	\$ 192.11
Totals			\$ 1,055,000.00	\$ 145,851.35

B.

Wynnfield Lakes Community Development District

Presentation to the Board of Supervisors
Capital Improvement Revenue Bonds, Series 2026

June 24, 2026

Presented by
MBS Capital Markets, LLC

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, FL 32789
(407) 622-0130

MBS Capital Markets, LLC
1902 S. MacDill Avenue
Tampa, FL 33629
(813) 281-2700

MBS Capital Markets, LLC
1005 Bradford Way
Kingston, TN 37763
(865) 717-0303

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PROJECTED ANNUAL DEBT SERVICE ASSESSMENTS	Section 2
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MSRB RULE G-17 DISCLOSURES	Appendix A

SUMMARY OF BANK TERM SHEETS

TERM SHEETS						
Bank	Seacoast Bank	Seacoast Bank	United Community Bank	Truist Bank	SouthState Bank	SouthState Bank
Contact	Andres Rincon	Andres Rincon	Alex Johnston	Clayton Thompson	Noel Daluise	Noel Daluise
	Option 1	Option 2	Option 2	Option 1	Option 1	Option 2
Loan Amount NTE	\$955,000	\$4,875,000	\$5,300,000	\$955,000	\$955,000	\$4,875,000
Maturity	5/1/2036	5/1/2036	5/1/2036	5/1/2036	11/1/2036	11/1/2036
Indicative Rates:						
Fixed Rate*	4.50%	4.50%	3.97%		4.40%	4.40%
Standard Make Whole*				4.43%		
5/2/2032 Call Date*				4.58%		
Rate Adjustments						
Basis						
Default Rate					3.00%	3.00%
Late Fees					5.00%	5.00%
Loan Fees	N/A	N/A	20 bps	none		
Loan Fees \$	-	-	\$9,750.00	0	\$15,000	\$15,000
Prepayment Penalty	non-callable 5 years excluding prepayments	non-callable 5 years excluding prepayments	Yes-3,2,1** excludes prepayments	Callable after 6 years with make-whole before excludes prepayments	non-callable 3 years excludes prepayments	non-callable 3 years excludes prepayments
Deposit Relationship	Yes	Yes	Partial, tbd	Yes	Yes	Yes
MADS Reserve Account	none	none				
Costs - Lender's Counsel (nte)	\$7,500	\$7,500	\$8,500	\$15,000	incl above	incl above
Lender's Counsel	Matt Plummer Blalock Walters	Matt Plummer Blalock Walters	Brian Watson Watson Sloane	Michael Wiener Holland & Knight	Michael Wiener Holland & Knight	Michael Wiener Holland & Knight
Tax-Equivalent Yield, in event of taxability	5.26%	5.57%				
Expiration of Term Sheet	6/26/2026	6/26/2026	7/1/2026	6/26/2026***		

*Subject to increase in the event of a Determination of Taxability or a loss of "bank qualified" status.

** 3,2,1 Prepayment Penalty - calculated as a percentage of the outstanding loan balance at the time of payoff, declining over the first three years: Year 1: 3% penalty; Year 2: 2% penalty; Year 3: 1% penalty; Year 4: 0% penalty (the penalty fee expires entirely).

***Rate locked in to 8/2/2026 if approved prior to expiration date.



FINANCING PROJECTIONS

Financing Projections –New Money Bonds

SERIES 2026 REVENUE BONDS (NEW MONEY)								
PRODUCT	Total Units	ERU FACTOR	TOTAL ERUS	SERIES 2026 PAR REVENUE DEBT	SERIES 2026 REVENUE PAR PER UNIT	SERIES 2026 REVENUE MADS	SERIES 2026 ANNUAL PER UNIT NET	SERIES 2026 ANNUAL PER UNIT GROSS *
SF	372	1	372	676,457	1,818.43	85,394	229.55	248.17
MF	204	0.67	136.68	248,543	1,218.35	31,376	153.80	166.27
TOTAL	576		508.68	925,000		116,770		

73.13%	SF	85,394
26.87%	MF	31,376
100.00%	TOTAL	116,770

*Including collection costs and early payment discounts.

					<u>Per ERU</u>
Total Debt Service			1,154,096.39		
MADS			116,770.00		229.55
Total Annual Revenue (with 7.5% gross-up)			126,237.84		248.17

TOTAL SERIES 2026 REFUNDING AND REVENUE BONDS Summary of Annual Assessments by Product Type (Gross)

PRODUCT	TOTAL UNITS	SERIES 2014 BONDS/UNIT	SERIES 2026 REVENUE BONDS/UNIT	TOTAL ANNL DEBT ASSMT/UNIT	NET ANNUAL INCREASE PER UNIT
SF	368	1518.48	248.17	1,766.65	248.17
SF PD	3	0.00	248.17	248.17	248.17
SF PPD	1	1084.32	248.17	1,332.49	248.17
MF	204	0.00	166.27	166.27	166.27
TOTAL	576				

SF PD - Fully prepaid existing debt assessment.

SF PPD - Partially prepaid existing debt assessment.

Exhibit A – Mailed Notices

EXHIBIT A						
Summary of Proposed Assessments						
1. Proposed Assessments / Total Revenues.						
For all Assessments levied to fund the Improvements, the District expects to collect no more than						\$ 1,458,513.51
in total revenue, and the maximum annual gross revenues collected is expected to be						\$ 145,851.35
2. Unit of Measurement.						
Assessments are allocated on an Equivalent Residential Unit ("ERU") basis. Your product type is a [Single Family Unit (SF)] or [Multi-family (MF)].						
3. Schedule of Assessments.						
PRODUCT TYPE	TOTAL UNITS	ERU FACTOR	TOTAL ERUS	SERIES 2026 PRINCIPAL PER UNIT	SERIES 2026 MAX ANNUAL ASSMTS PER UNIT (NET)	SERIES 2026 MAX ANNUAL ASSMTS PER UNIT (GROSS)*
SF	372.00	1.00	372.00	2,074.00	265.22	286.73
MF	204.00	0.67	136.68	1,389.58	177.70	192.11
TOTALS	576.00		508.68	1,055,000	134,912.50	145,851.35
*Including collection costs and early payment discounts.						
4. Collection.						
The assessment may appear on your regular tax bill issued by the Duval County Tax Collector. However, the District may, in its discretion, at any time 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 ten (10) annual installments. FAILURE TO PAY ANY ASSESSMENTS COLLECTED ON THE TAX ROLL WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY WITH 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.						

Financing Projections – Refunding Bonds

SERIES 2026 REFUNDING BONDS							
PRODUCT	REFUNDING UNITS	ERU FACTOR	TOTAL REFUNDING ERUS	SERIES 2026 REFUNDING BONDS	SERIES 2026 REFUNDING BONDS BALANCE PER UNIT	SERIES 2026 GROSS ASSMT/UNIT*	ANNUAL SAVINGS PER UNIT
SF	368	1	368	4,042,157	10,984	1,446.33	72.15
SF PD	1	0.714	0.714	7,843	7,843	1,032.68	51.64
MF							
TOTAL	369		368.714	4,050,000			

SERIES 2026 REFUNDING BONDS		
	99.81% SF	1,446.33
	0.19% SF PD	<u>1,032.68</u>
	100.00% TOTAL	
*Including collection costs and early payment discounts.		
		Per ERU
Total Debt Service	4,950,048.63	
MADS	493,286.25	1,337.86
Total Annual Revenue (with 7.5% gross-up)	533,282.43	1,446.33

SERIES 2026 REVENUE BONDS (NEW MONEY)								
PRODUCT	Total Units	ERU FACTOR	TOTAL ERUS	SERIES 2026 PAR REVENUE DEBT	SERIES 2026 REVENUE PAR PER UNIT	SERIES 2026 REVENUE MADS	SERIES 2026 ANNUAL PER UNIT NET	SERIES 2026 ANNUAL PER UNIT GROSS *
SF	372	1	372	585,044	1,572.70	72,495	194.88	210.68
MF	204	0.67	136.68	214,956	1,053.71	26,636	130.57	141.16
TOTAL	576		508.68	800,000		99,131		

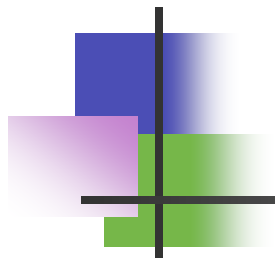
	73.13% SF	72,495
	26.87% MF	<u>26,636</u>
	100.00% TOTAL	99,131
*Including collection costs and early payment discounts.		
		Per ERU
Total Debt Service	978,076.56	
MADS	99,131.00	194.88
Total Annual Revenue (with 7.5% gross-up)	107,168.65	210.68

Financing Projections – New Money & Refunding Bonds Summary

TOTAL SERIES 2026 REFUNDING AND REVENUE BONDS						
Summary of Annual Assessments by Product Type (Gross)						
PRODUCT	TOTAL UNITS	SERIES 2026 REF BONDS/UNIT	SERIES 2026 REVENUE BONDS/UNIT	TOTAL SERIES 2026 ANNL DEBT ASSMT/UNIT	CURRENT ANNL/UNIT	NET ANNUAL INCREASE PER UNIT
SF	368	1446.33	210.68	1,657.01	1,518.48	138.53
SF PD	3	0.00	210.68	210.68	0.00	210.68
SF PPD	1	1032.68	210.68	1,243.36	1,084.32	159.04
MF	204	0.00	141.16	141.16	0.00	141.16
TOTAL	576					
SF PD - Fully prepaid existing debt assessment.						
SF PPD - Partially prepaid existing debt assessment.						

Cost of Issuance Projections

COST OF ISSUANCE PROJECTIONS			
		OPTION 1	OPTION 2
		SouthState	United Community
Projected Par Amount:		925,000	4,850,000
Description	Consultant	Amount	Amount
District Manager	GMS	10,000.00	10,000.00
Assessment Consultant	GMS	20,000.00	20,000.00
District Counsel	Kilinski/VanWyck PLLC	40,000.00	40,000.00
Trustee	US Bank	6,900.00	6,900.00
Trustee's Counsel	Holland & Knight	6,250.00	6,250.00
Bond Counsel	Nabors Giblin Nickerson	45,000.00	45,000.00
Bank Fee (20 bps)			9,700.00
Bank's Counsel		15,000.00	8,500.00
Total Projected COI		143,150.00	146,350.00
Verification Agent			2,000.00
Placement Agent Fee	2%	18,500.00	16,000.00
Placement Agent Fee	1.50%		60,750.00
Total Costs of Issuance		161,650.00	225,100.00
Refunding			800,000.00
New Money			4,050,000.00
Total Par			4,850,000.00



NEXT STEPS - TIMETABLE



Timetable

- 4/22/2026 **Presentation to Board – Determination of Structure**

- 5/20/2026 **Board Meeting:**
 - **Approve Engineer’s Report for 2026 Project**
 - **Approve Preliminary Assessment Methodology Report**
 - **Begin Assessment Process**
 - Declaration Resolution**
 - Resolution Setting Public Hearing**

- 6/24/2026 **Special Meeting in June**
 - **Public Hearing on Assessments**
 - **Confirm & Equalize Assessments**
 - **Consideration of Bank Tem Sheets**

Engage Financing Team

- 6/25-7/22/2026 **Prepare Bond Documents for Closing**

- 7/22/2026 **Board Meeting –**
 - **Approve Award Resolution**
 - **Supplemental Bond Resolution**
 - **Term Sheet (Bank)**
 - **CDA**

 - **Pre-closing on Bonds**

- 7/24/2026 **Closing on Bonds**



APPENDIX A – MSRB RULE G-17 DISCLOSURES



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.



Disclosures Regarding Underwriter's Role – MSRB Rule G-17 (cont'd)

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with an District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

C.

June 10, 2026

Wynnfield Lakes Community Development District
c/o MBS Capital Markets, LLC
Attn: Rhonda Mossing
1005 Bedford Way
Kingston, TN 37763

Re: Term Sheet Proposal

Dear Rhonda,

We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Wynnfield Lakes Community Development District. The credit facility will be based substantially on the proposed summary of terms and conditions set forth in the attached Annex 1; together with this cover letter, the "Proposal Letter".

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter were provided below and return no later than June 26, 2026 .

Should you have any questions regarding the Proposal Letter, please feel free to call me (941) 920-4716.

Sincerely,



Andres F. Rincon, SVP
1201 6th Ave West Suite C
Bradenton, FL 34205
(941) 920-4716
Andres.rincon@seacoastbank.com

Annex 1

BORROWER	Wynnfield Lakes Community Development District
LOAN AMOUNT	Not to exceed \$4,875,000.00
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	Refund the Special Assessment Refunding Bond, Series 2014; Generate a new money revenue bond for the purpose of funding the 2026 Project outlined in the Supplemental Engineer's Report for the Series 2026 Project dated June 24, 2026. Pay related costs of issuance.
MATURITY	May 1, 2036
INDICATIVE RATES	Fixed rate of 4.50% with a Tax Equivalent Yield of 5.57%.
LOAN FEES	N/A
REPAYMENT	Annual principal payments with semi-annual interest payments.
PREPAYMENT PENALTY	The proposed Loan will be non-callable for the first 5 years from closing. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 576 residential land owners within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	As a material condition to the Loan, for so long as any Obligations remain outstanding, Borrower shall maintain its entire banking relationship exclusively with Seacoast Bank, including, without limitation, all operating accounts, reserve accounts, depository accounts, and all treasury management, lockbox, and related banking services. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of Seacoast Bank.

MADS RESERVE ACCOUNT Not Applicable

COSTS Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.

**ADDITIONAL COVENANTS
AND CONDITIONS**

Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is regular and proper to include an opinion as to tax exemption and enforceability.

Receipt and satisfactory review of the Master Trust Indenture for the proposed funding.

Receipt and satisfactory review of the Series 2026 Bonds Report utilizing the agreed upon terms (loan amount, interest rate, payment schedule, etc.)

FINANCIAL REPORTING

On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower.

On an annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower.

Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Seacoast National Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.

This indicative Term Sheet is for discussion and illustrative purposes only and does not represent a commitment by Seacoast National Bank to provide an extension of credit. I have reviewed and hereby accept the proposed terms and conditions stated in this letter.

THIS TERM SHEET IS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION FOR THE FACILITIES CONTEMPLATED HEREIN.

Accepted on this _____ day of _____, 2026.

Wynnfield Lakes Community Development District

By: _____

Printed Name: _____

June 10, 2026

Wynnfield Lakes Community Development District
c/o MBS Capital Markets, LLC
Attn: Rhonda Mossing
1005 Bedford Way
Kingston, TN 37763

Re: Term Sheet Proposal

Dear Rhonda,

We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Wynnfield Lakes Community Development District. The credit facility will be based substantially on the proposed summary of terms and conditions set forth in the attached Annex 1; together with this cover letter, the "Proposal Letter".

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter were provided below and return no later than June 26, 2026 .

Should you have any questions regarding the Proposal Letter, please feel free to call me (941) 920-4716.

Sincerely,



Andres F. Rincon, SVP
1201 6th Ave West Suite C
Bradenton, FL 34205
(941) 920-4716
Andres.rincon@seacoastbank.com

Annex 1

BORROWER	Wynnfield Lakes Community Development District
LOAN AMOUNT	Not to exceed \$955,000.00
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	New Money for the purpose of funding a portion of the 2025 project costs outlined in the Supplemental Engineer's Report for the Series 2026 Project dated July 16, 2026, by Matthews DCCM: Fund Capital interest to 11/1/2026, and to pay related costs of issuance
MATURITY	May 1, 2036
INDICATIVE RATES	Fixed rate of 4.50% with a Tax Equivalent Yield of 5.26%.
LOAN FEES	N/A
REPAYMENT	Annual principal payments with semi-annual interest payments.
PREPAYMENT PENALTY	The proposed Loan will be non-callable for the first 5 years from closing. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 576 residential land owners within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	As a material condition to the Loan, for so long as any Obligations remain outstanding, Borrower shall maintain its entire banking relationship exclusively with Seacoast Bank, including, without limitation, all operating accounts, reserve accounts, depository accounts, and all treasury management, lockbox, and related banking services. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of Seacoast Bank.

MADS RESERVE ACCOUNT Not Applicable

COSTS Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.

**ADDITIONAL COVENANTS
AND CONDITIONS**

Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is regular and proper to include an opinion as to tax exemption and enforceability.

Receipt and satisfactory review of the Master Trust Indenture for the proposed funding.

Receipt and satisfactory review of the Series 2026 Bonds Report utilizing the agreed upon terms (loan amount, interest rate, payment schedule, etc.)

FINANCIAL REPORTING

On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower.

On an annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower.

Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Seacoast National Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.

This indicative Term Sheet is for discussion and illustrative purposes only and does not represent a commitment by Seacoast National Bank to provide an extension of credit. I have reviewed and hereby accept the proposed terms and conditions stated in this letter.

THIS TERM SHEET IS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION FOR THE FACILITIES CONTEMPLATED HEREIN.

Accepted on this _____ day of _____, 2026.

Wynnfield Lakes Community Development District

By: _____

Printed Name: _____



Wynnfield Lakes Community Improvement District

Term Sheet

June 10, 2026

Truist Bank (“Bank”), on behalf of itself and its designated affiliate (the “Lender”), is pleased to submit the following summary of terms and conditions for discussion purposes only. The term sheet is non-binding and does not represent a commitment to lend. The term sheet is intended only as an outline of certain material terms of the requested financing and does not purport to summarize all of the conditions, covenants, representations, warranties and other provisions that would be contained in any definitive documentation for the requested financing.

Issuer:	Wynnfield Lakes Community Improvement District (the “District”)
Lender:	Truist Commercial Equity, Inc.
Facility/Purpose/Description:	Bank-Qualified, Tax-Exempt Special Assessment Revenue Bond, Series 2026 (the “Bond”). The purpose of the Bond will be to (i) finance the construction of the 2025 Project Costs for the Regional Drainage Ditch Erosion Repair, (ii) fund capitalized interest to November 1, 2026, and (iii) pay related costs of issuance.
Amount:	Up to \$955,000.
Funding:	The Bond will be funded in a single drawdown on the closing date.
Repayment:	Interest shall be due and payable semi-annually on May 1 and November 1, commencing May 1, 2027. Principal shall be due and payable annually on May 1, beginning May 1, 2027.
Fees:	None.
Deposit Requirement:	As a condition of this Bond, for so long as the Bond is outstanding, the Borrower agrees to maintain its entire banking relationship with the Lender, including, without limitation, all operating and reserve accounts. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of the Lender. The account must maintain those balances for the duration of the Bond.

Interest Rate and Prepayment:	Prepayment Option	Maturity	Tax-Exempt Interest Rate
	Standard Make Whole	May 1, 2036	4.43%
	May 1, 2032*	May 1, 2036	4.58%
<p>Accrual basis: 30/360</p> <p>The fixed interest rate for the Bond will be subject to increase in the event of a Determination of Taxability or a loss of "bank qualified" status.</p> <p>* This is a Call Date. On or after the "Call Date", the Bond will be prepayable at par with no additional cost. Prior to the Call Date, the Borrower will pay to the Lender prepayment compensation in connection with any prepayment of the Bond based on the Lender's standard break-funding terms for fixed rate Bonds. Any prepayment of the Bond will be applied to the principal installments of the Bond in such order as determined by the Lender in its sole discretion.</p> <p>Property owners can prepay assessments at interest payment dates during the term of the loan without penalty for either option chosen.</p> <p>These rates are locked as long as funding occurs on or before August 2, 2026. The Borrower also understands that in the event the Bond is funded during the Rate Lock Period, the Rate will become the effective interest rate for the Bond even if market interest rates are lower than the Rate at the time the Bond is funded.</p>			
Security:	<p>The Bond is secured under the Indenture by a first lien upon and pledge of the Pledged Revenues. The Pledged Revenues mean (a) a lien upon all revenues received by the District from the 2026 Special Assessments, and (b) a lien upon all moneys on deposit in the funds and accounts established under the Indenture. The 2026 Special Assessments are non-ad valorem special assessments imposed against lands in the District upon the basis of a special benefit peculiar to such lands. Amounts in the Rebate Fund and Costs of Issuance Fund are not pledged to the repayment of the Bonds.</p>		
Documentation:	<p>All documentation shall appropriately structure the financing according to Federal and State statutes, subject to acceptable review by Lender and its counsel. The Bond will not be presented for payment unless required by documentation.</p>		
Covenants:	<p>Usual and customary covenants, reporting requirements, representations and warranties and events of default, for transactions of this type, including, without limitation, the following financial covenants and reporting requirements:</p> <ul style="list-style-type: none"> • Annual Financial Statements within 270 days of fiscal year end. • Annual Budget within 30 days of fiscal year end. 		
Conditions Precedent and Other Terms:	<p>1. <u>Borrower's Counsel Opinion</u>: An opinion of Borrower's counsel covering matters customary to transactions such as this and in all respects acceptable to the Bank, the Lender and its counsel.</p>		

	<p>2. <u>Bond Counsel Opinion</u>: An approving opinion of Bond counsel related to the Bond in form and substance satisfactory to the Lender, which shall include, without limitation, (a) an opinion that the interest on the Bond is excludable from gross income for Federal income tax purposes, and (b) an opinion that the Bond has been properly designated as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.</p> <p>3. <u>Other Items</u>: The Bank and the Lender shall have received such other documents, instruments, approvals or opinions as may be reasonably requested.</p>
Lender's Legal Counsel:	<p>The Lender's legal counsel will be Michael Wiener at Holland & Knight.</p> <p>Estimated fees for the closing of the Bond will be \$15,000 (plus any actual expenses) and shall be paid by the Borrower, whether or not the bond described herein is closed.</p>
Governing Law & Jurisdiction:	State of Florida.
Municipal Advisor Disclosure:	<p>The Bank is a regulated bank and makes direct purchase loans to Municipal Entities and Obligated Persons as defined under the Municipal Advisor Rule, and in this term sheet is solely providing information regarding the terms under which it would make such a purchase for its own account. The Bank is not recommending an action or providing any advice to the Borrower and is not acting as a municipal advisor or financial advisor. The Bank is not serving in a fiduciary capacity pursuant to Section 15B of the Securities Exchange Act of 1934 with respect to the information and material contained in this communication. The Bank is acting in its own interest. Before acting on the information or material contained herein, the Borrower should seek the advice of an IRMA and any other professional advisors which it deems appropriate for the Loan described herein, especially with respect to any legal, regulatory, tax or accounting treatment.</p>
Patriot Act:	<p>Pursuant to the requirements of the Patriot Act, the Bank and its affiliates are required to obtain, verify and record information that identifies Term Loan obligors, which information includes the name, address, tax identification number and other information regarding obligors that will allow Lender to identify obligors in accordance with the Patriot Act, and Lender is hereby so authorized. This notice is given in accordance with the requirements of the Patriot Act and is effective for the Bank and its affiliates.</p>
Expiration Date:	This Term Sheet shall expire on June 26, 2026, unless the terms herein have been accepted.



Wynnfield Lakes Community Development District

Summary of Indicative Terms

6/10/2026

United Community Bank (“Bank”), on behalf of itself and any designated affiliate (individually and collectively, “Lender”) is pleased to provide this Summary of Indicative Terms (“Term Sheet”) for discussion. This Term Sheet is a basic outline of the potential terms on which Lender would consider providing or arranging the loan described below. This is not an offer, agreement, or commitment by Lender to lend. Lender will not be bound to any agreement unless or until Lender’s authorized representative signs definitive loan documentation stating that it constitutes the entire understanding and agreement of the parties as to the matters set forth therein. If the terms of a financing transaction are ultimately approved and agreed by Lender, the definitive loan documentation will contain other customary provisions, including, without limitation, representations and warranties, covenants, conditions, specified events of default and other provisions, all of which must be satisfactory to Lender in all respects.

Borrower:	Wynnfield Lakes Community Development District (the “CDD”)
Lender:	United Community Bank, Inc. or a designated affiliate (United Community Public Finance, Inc.)
Loan:	Special Assessment Refunding and Revenue Bond, Series 2026 in an amount up to \$5,300,000.
Use of Proceeds:	The proceeds of the Series 2026 Bond will be to refund the Special Assessment Refunding Bond, Series 2014; generate a new money revenue bond for the purpose of funding the 2026 Project; and to pay related costs of issuance.
Security:	Pledge of revenues derived from the levy and collection of the Series 2026 Assessments and will not be subject to any lien senior to or on a parity with the lien in favor of the Series 2026 Bonds.
Guarantor(s):	None
Maturity:	5/1/2036 or 10 years fully amortizing from closing.
Repayment:	Fully funded at closing with semiannual interest payments and annual principal payments as outlined in the RFP; the 2026 bonds will be fully amortizing.
Interest Rate:	Tax-Exempt Fixed Rate: 3.97%

	<p>Accrual Basis: 30/360 or another agreed upon accrual basis.</p> <p>No prepayment penalty if paid with internally generated funds. A 3,2,1 prepayment penalty will be applicable if refinanced/repaid with outside funds.</p>
Expenses and Fees:	20bps on the final loan amount.
Financial and Other Covenants:	The CDD will provide/file annual audited financial statements and approved budgets within an agreed upon timeframe as currently required under the CDD's existing bond financing.
Conditions Precedent and Other Terms:	<ol style="list-style-type: none"> 1. Borrower's Counsel Opinion: An opinion of Borrower's counsel covering matters customary to transactions such as this and in all respects acceptable to the Bank, Lender and its counsel. 2. Bond Counsel Opinion: An approving opinion of bond counsel related to the loan in form and substance satisfactory to the Lender and for Tax-Exempt options, shall include, without limitation, an opinion delivered at the time of conversion that the interest rate on the loan is excludable from gross income for Federal income tax purposes. 3. Other Items: Lender shall have received such other documents, instruments, approvals or opinions as may be reasonably requested. 4. Borrower to discuss and agree to deposit a portion of their deposits in a Money Market account at UCB for the life of the loan. Amount and rate to be determined if the bank is selected.
Lender's Legal Counsel:	Estimated legal fees for the closing of the loan will not exceed \$8,500. All legal fees shall be paid by the Borrower whether or not the Loan described herein is closed
Governing Law & Jurisdiction:	State of Florida
Municipal Advisor Disclosure:	Please note: (i) the transaction contemplated herein is an arm's length commercial transaction between Borrower and the Lender, (ii) in connection with such transaction, the Lender is acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules"), agent, or a fiduciary of Borrower, (iii) to the extent applicable, Bank is relying on the bank exemption in the Municipal Advisor Rules (or such

	<p>other applicable exemptions, including as it relates to general information), (iv) Lender has not provided any advice or assumed any advisory or fiduciary responsibility in favor of Borrower with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto, (v) Lender has financial and other interests that differ from those of Borrower, and (vi) Borrower has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate (including any Municipal Advisors). Nothing herein is intended to serve as legal, tax or accounting advice. Borrower may be required to certify to the foregoing in a closing certificate. Before acting on the information or material contained herein, the Borrower should seek the advice of an IRMA and any other professional advisors which it deems appropriate for the Loan described herein, especially with respect to any legal, regulatory, tax or accounting treatment.</p>
<p>Patriot Act:</p>	<p>Pursuant to the requirements of the Patriot Act, the Lender and its affiliates are required to obtain, verify and record information that identifies loan obligors, which information includes name, address, tax identification number and other information regarding obligors that will allow the Lender to identify obligors in accordance with the Patriot Act, and the Lender is hereby so authorized. This notice is given in accordance with the requirements of the Patriot Act and is effective for the Lender and its affiliates.</p>
<p>Expiration Date:</p>	<p>This Term Sheet shall expire on 7/1/2026 unless a formal commitment letter has been issued prior to such date.</p>

[Remainder of page intentionally blank.]



NON-BINDING PROPOSAL

June 10, 2026

Wynnfield Lakes Community Development District
MBS Capital Markets, LLC
1902 S MacDill Avenue
Tampa, FL 33629

SouthState Bank (the "Bank") is pleased to have the opportunity to consider your loan request on behalf of Wynnfield Lakes Community Development District.

- Borrower:** Wynnfield Lakes Community Development District (the "District")
- Purpose:** To fund a portion of the 2025 Project Costs outlined in the Supplemental Engineer's Report for the Series 2025 Project dated July 16, 2025 by Matthews DCCM, (ii) to fund capitalized interest to 11/1/2026, and (iii) and to pay related costs of issuance.
- Amount and Type:** Not to exceed \$955,000. The loan will be bank qualified and tax-exempt. It is anticipated to close by July 24, 2026.
- Collateral:** Payable from and secured solely by the Series 2026 Pledged Revenues. The Series 2026 Pledged Revenues are the revenues derived by the District from the Series 2026 Assessments imposed and levied on the corresponding residential units.
- Maturity Date:** 11/1/2036
- Interest Rate:** The interest rate shall be a tax-exempt fixed rate of **4.40%** for the term of the loan, provided the loan is closed by July 24, 2026 (calculated on the basis of a 30-day month and 360-day year).
- Banking Relationship:** Maintain so long as the Loan is outstanding, all its existing banking services, including checking and savings accounts with the Bank provided that the Bank's fees for such banking services remain reasonably comparable with then current market rates for such services for similar organizations located in similar geographic areas as the Borrower. The District will be required to open the accounts on or before closing of the loan. The District will then be required to move the aforementioned balances to the newly opened South State Bank Account (s) within 30 days of closing.
- Repayment Terms:** Payable annually on May 1, beginning May 1, 2027. Interest payable semi-annually on each May 1 and November 1, beginning November 1, 2026, through corresponding maturity. Final payment schedule subject to the Bank's satisfactory review prior to closing.
- Prepayment Penalty:** There will be a 3-year no-call period; thereafter, the loan will be prepayable at par. The only permissible exception would be pre-payments as a result of pre-paid assessments.
- Upon any optional partial redemption (other than mandatory sinking fund redemptions), the District shall cause to be recalculated and delivered to the Trustee and the Bank a revised mandatory sinking fund schedule recalculated so as to re-amortize the remaining sinking fund installments

after giving effect to such redemption in substantially equal annual installments of principal and interest over the remaining term of the loan.

- Late Fees:** Bank may, at its option collect from the Borrower a late charge of five percent (5.00%) of any payment not received by Bank within ten (10) days after the payment is due.
- Event of Default:** The Bank may recover from the Borrower all expenses incurred including without limitation reasonable attorney's fees, at all levels of the proceedings, whether incurred in connection with collection, bankruptcy, proceedings, trial, appeal or otherwise. The loan documents shall require the Borrower to provide prompt written notice to the Bank of (i) the occurrence of any Event of Default and (ii) the occurrence of any event or condition that, with the giving of notice, the passage of time, or both, would constitute an Event of Default.
- Default Rate:** Upon the occurrence and during the continuance of an Event of Default, interest on the outstanding principal balance of the Loan (and, to the extent permitted by law, on all overdue interest and other amounts owing under the loan documents) shall accrue at a rate per annum equal to 3% above the Note rate (the "Default Rate").
- Bank Fees:** Bank fees including its Counsel review shall not exceed \$15,000. The Bank's Counsel will be Michael Wiener at Holland & Knight LLP.
- Warranties:** The Bank warrants to the District that it will comply with all applicable federal, state, and local laws, regulations, and orders in providing the services under the proposed documents.
- Covenants:**
- 1.) Audited Annual Financials within 270 days of fiscal year end and the District Budget no later than 30 days prior to the beginning of each fiscal year of shall be provided to the Bank by the Borrower.
 - 2.) Borrower shall provide such other financial information from time to time as is reasonably requested by the Bank.
 - 3.) Borrower will comply with the terms of the Assessment Proceedings and will covenant to levy assessments sufficient to pay debt service on the Series 2026 Note, subject to the limitation of maximum assessment levels in the assessment proceedings. The assessments will be collected pursuant to the uniform method of collection.
 - 4.) Borrower will do all things required to be eligible to receive each of the sources of Pledged Revenues and will diligently enforce its right to receive the Pledged Revenue and to remain as a community development district.
 - 5.) The District agrees to take such actions as may be required by Treasury regulations to maintain the status of the loan as a tax-exempt obligation. In the event the loan is not considered Tax Exempt as a result of any action or inaction of the District, the Bank reserves the right to increase the interest rate to the taxable rate equivalent (together with retroactive interest, penalties and other fees and costs associated therewith).
- Conditions:**
- 1.) Formal approval and authorization from the District.
 - 2.) Loan documents to be satisfactorily reviewed and approved by Bank's Counsel.

Municipal Advisor Disclosure:

The terms of the Loan described herein have been prepared by the Bank solely for information purposes. The Bank is not recommending an action or providing any advice to the Borrower. The Bank is not acting as a municipal advisor or financial advisor. The Bank is not serving in a fiduciary capacity pursuant to Section 15B of the Securities Exchange Act of 1934 with respect to the information and material contained in this communication. The Bank is acting in their own interest. The Borrower is expected to seek the advice of their municipal advisor (IRMA) and any other professional advisors which they deem appropriate for the credit facility described herein, especially with respect to any legal, regulatory, tax or account treatment.

Premise of Lending:

For the purposes of this bid, the Bank is making a commercial loan to the Borrower. Several conditions exist and are relied upon to determine that this is a commercial loan. Among other conditions, (i) no official statement or other offering materials have been furnished other than this RFP, (ii) the Bank is both knowledgeable and experienced in these financial and business matters and is capable of evaluating the merits and risks of making a commercial loan to be evidenced by the Loan and is financially able to bear the economic risk of holding the Loan, (iii) no CUSIP number will be obtained for the Loan, and (iv) the Bank intends to extend the Loan solely for its own account with no intent to distribute or resell the Loan or any portion thereof.

This Non-Binding Proposal is solely and exclusively intended to serve as a summary of potential credit facility terms and conditions as a basis for preliminary discussion purposes only and to demonstrate SouthState Bank's interest in reviewing your loan request and, subject to SouthState Bank's underwriting requirements, and submission of your request for approval. This proposal may not include all of the terms and provisions that may be contained in any binding commitment letter which may later be offered to you. No oral communications between the parties shall be deemed to supersede this Non-Binding Proposal or indicate any commitment to extend credit in any form.

We appreciate this opportunity to submit our proposal to Wynnfield Lakes Community Development District for consideration. If you have any questions, please do not hesitate to call, or email us at the contact information below.

Sincerely,



06/10/2026

Noel M. Daluise / Senior Vice President
Government Banking
954-682-8781
Noel.Daluise@SouthStateBank.com

Date

Acceptance:

By accepting this Non-Binding Proposal, you acknowledge and agree to the terms hereof, including without limitation the non-binding nature of this Proposal.

Wynnfield Lakes
Community Development District
Authorized Signor

Date

Print Name:



NON-BINDING PROPOSAL

June 10, 2026

Wynnfield Lakes Community Development District
MBS Capital Markets, LLC
1902 S MacDill Avenue
Tampa, FL 33629

SouthState Bank (the "Bank") is pleased to have the opportunity to consider your loan request on behalf of Wynnfield Lakes Community Development District.

- Borrower:** Wynnfield Lakes Community Development District (the "District")
- Purpose:** To fund a portion of the 2025 Project Costs outlined in the Supplemental Engineer's Report for the Series 2025 Project dated July 16, 2025 by Matthews DCCM, (ii) to fund capitalized interest to 11/1/2026, and (iii) refund the District's "series 2014 bonds" and to pay related costs of issuance for all.
- Amount and Type:** Not to exceed \$4,875,000.00. The loan will be bank qualified and tax-exempt. It is anticipated to close by July 24, 2026.
- Collateral:** Payable from and secured solely by the Series 2026 Pledged Revenues. The Series 2026 Pledged Revenues are the revenues derived by the District from the Series 2026 Assessments imposed and levied on the corresponding residential units.
- Maturity Date:** 11/1/2036
- Interest Rate:** The interest rate shall be a tax-exempt fixed rate of **4.40%** for the term of the loan, provided the loan is closed by July 24, 2026 (calculated on the basis of a 30-day month and 360-day year).
- Banking Relationship:** Maintain so long as the Loan is outstanding, all its existing banking services, including checking and savings accounts with the Bank provided that the Bank's fees for such banking services remain reasonably comparable with then current market rates for such services for similar organizations located in similar geographic areas as the Borrower. The District will be required to open the accounts on or before closing of the loan. The District will then be required to move the aforementioned balances to the newly opened South State Bank Account (s) within 30 days of closing.
- Repayment Terms:** Payable annually on May 1, beginning May 1, 2027. Interest payable semi-annually on each May 1 and November 1, beginning November 1, 2026, through corresponding maturity. Final payment schedule subject to the Bank's satisfactory review prior to closing.
- Prepayment Penalty:** There will be a 3-year no-call period; thereafter, the loan will be prepayable at par. The only permissible exception would be pre-payments as a result of pre-paid assessments.

Upon any optional partial redemption (other than mandatory sinking fund redemptions), the District shall cause to be recalculated and delivered to the Trustee and the Bank a revised mandatory sinking fund schedule recalculated so as to re-amortize the remaining sinking fund installments

after giving effect to such redemption in substantially equal annual installments of principal and interest over the remaining term of the loan.

- Late Fees:** Bank may, at its option collect from the Borrower a late charge of five percent (5.00%) of any payment not received by Bank within ten (10) days after the payment is due.
- Event of Default:** The Bank may recover from the Borrower all expenses incurred including without limitation reasonable attorney's fees, at all levels of the proceedings, whether incurred in connection with collection, bankruptcy, proceedings, trial, appeal or otherwise. The loan documents shall require the Borrower to provide prompt written notice to the Bank of (i) the occurrence of any Event of Default and (ii) the occurrence of any event or condition that, with the giving of notice, the passage of time, or both, would constitute an Event of Default.
- Default Rate:** Upon the occurrence and during the continuance of an Event of Default, interest on the outstanding principal balance of the Loan (and, to the extent permitted by law, on all overdue interest and other amounts owing under the loan documents) shall accrue at a rate per annum equal to 3% above the Note rate (the "Default Rate").
- Bank Fees:** Bank fees including its Counsel review shall not exceed \$15,000. The Bank's Counsel will be Michael Wiener at Holland & Knight LLP.
- Warranties:** The Bank warrants to the District that it will comply with all applicable federal, state, and local laws, regulations, and orders in providing the services under the proposed documents.
- Covenants:**
- 1.) Audited Annual Financials within 270 days of fiscal year end and the District Budget no later than 30 days prior to the beginning of each fiscal year of shall be provided to the Bank by the Borrower.
 - 2.) Borrower shall provide such other financial information from time to time as is reasonably requested by the Bank.
 - 3.) Borrower will comply with the terms of the Assessment Proceedings and will covenant to levy assessments sufficient to pay debt service on the Series 2026 Note, subject to the limitation of maximum assessment levels in the assessment proceedings. The assessments will be collected pursuant to the uniform method of collection.
 - 4.) Borrower will do all things required to be eligible to receive each of the sources of Pledged Revenues and will diligently enforce its right to receive the Pledged Revenue and to remain as a community development district.
 - 5.) The District agrees to take such actions as may be required by Treasury regulations to maintain the status of the loan as a tax-exempt obligation. In the event the loan is not considered Tax Exempt as a result of any action or inaction of the District, the Bank reserves the right to increase the interest rate to the taxable rate equivalent (together with retroactive interest, penalties and other fees and costs associated therewith).
- Conditions:**
- 1.) Formal approval and authorization from the District.
 - 2.) Loan documents to be satisfactorily reviewed and approved by Bank's Counsel.

Municipal Advisor Disclosure:

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Community Development District
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