

Wynnfield Lakes Community Development District: Financing and Assessment Information

Introduction

The purpose of this document is to provide general information related to the Wynnfield Lakes Community Development District's (the "District") financing structure and the special assessments that are paid by the landowners within the District.

The District

The District is a local unit of special purpose government and was established in 2005 by ordinance of the City of Jacksonville and pursuant to Chapter 190, Florida Statutes. The District encompasses approximately 166 acres of land within the City of Jacksonville, Duval County. Primarily, the District was formed to facilitate the financing, acquisition, construction, and operation and maintenance of the public infrastructure within the Wynnfield Lakes development. General information regarding the District including meeting information, meeting minutes, agenda packages, and contact information can be found on the District's website at www.wynnfieldlakescdd.com.

The District Improvements

The District has planned, constructed or acquired significant master infrastructure improvements within and without the District. These improvements include transportation and roadway, water and sewer, stormwater management, parks and recreation and other public infrastructure improvements as set forth in the District's Engineering Reports. Some of these improvements, such as certain roadways and water and sewer improvements have been conveyed to other governmental entities for operation and maintenance. A more detailed description of the various infrastructure components acquired or constructed by the District can be found in the District's Engineering Reports on file at the District Manager's office.