



**NEWFIELD
COMMUNITY DEVELOPMENT
DISTRICT**

MARTIN COUNTY

**REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 28, 2025
9:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.newfieldcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
NEWFIELD
COMMUNITY DEVELOPMENT DISTRICT
2400 SE Federal Highway, #203
Second Floor Conference Room
Stuart, Florida 34994
Conference Call (800) 743-4099 Access #9363638
REGULAR BOARD MEETING
May 28, 2025
9:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignations and Appointment to Board Vacancies.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
 - 1. April 30, 2025 Regular Board Meeting.....Page 4
- H. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 8
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 17
 - 2. Consider Ratification of Interlocal Agreement with Martin County Tax Collector.....Page 19
 - 3. Consideration of Financing Matters
 - a. Consider Approval of Supplemental Engineer’s Report.....Page 25
 - b. Consider Approval of Supplemental Assessment Methodology Report.....Page 41
 - c. Consider Resolution No. 2025-05 – Supplemental Assessment Resolution.....Page 62
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

_ DEFAULT

Newfield Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

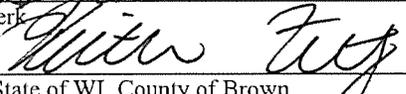
10/18/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/18/2024



Legal Clerk



Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$141.16
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KAITLYN FELTY
Notary Public
State of Wisconsin

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
MEETING SCHEDULE**

The Board of Supervisors of the Newfield Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at 2400 SE Federal Highway #203, 2nd Floor Conference Room, Stuart, Florida 34994, at 9:30 a.m., **unless otherwise indicated**, as follows:

- October 30, 2024
- December 11, 2024, at 9:00 a.m.**
- January 29, 2025
- February 26, 2025
- March 26, 2025
- April 30, 2025
- May 28, 2025
- June 25, 2025
- July 30, 2025
- August 27, 2025
- September 24, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 or by calling (561) 630-4922.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice.

District Manager
NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT
www.newfieldcdd.org
Pub: October 18, 2024
TCN10678298

From: Jason Corp <Jason.Corp@mattamycorp.com>
Sent: Wednesday, April 30, 2025 11:31 AM
To: Andrew Karmeris <akarmeris@sdsinc.org>
Subject: Newfield Community Development District

Hi Andrew,

I hereby resign as an officer of the Newfield Community Development District, effective immediately.

Thanks,



Jason Corp
Land Acquisition Manager | Southeast Florida Division
C (407) 739-3059
Jason.Corp@mattamycorp.com

Mattamy Homes USA

Division Office: 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426

Connect with us:     

From: Rich Bruce <Rich.Bruce@mattamycorp.com>
Sent: Wednesday, May 14, 2025 3:29 PM
To: Andrew Karmeris <akarmeris@sdsinc.org>
Subject: Newfield CDD

Andrew,

Good afternoon

Wanted to let you know that I have put my resignation in with Mattamy Homes with my last scheduled day of work being May 27, 2025. Please use this email as my notice to resign from the current Newfield CDD Board of Supervisors.

Thanks and please let me know if you need anything else from me at this time.

Rich



Rich Bruce
Land Development Manager, Southeast Florida Division
C (443) 871-6866
Rich.Bruce@mattamycorp.com

Mattamy Homes USA

SEFL Division Office: 2500 Quantum Lakes Dr., Suite 215, Boynton Beach, FL 33426

Connect with us:     

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 30, 2025**

A. CALL TO ORDER

The April 30, 2025, Regular Board Meeting of the Newfield Community Development District (the “District”) was called to order at 9:36 a.m. in Suite 203 of 2400 SE Federal Highway, Stuart, Florida 34994.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Stuart News* on April 22, 2025 as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance: Supervisor Jason Corp, Supervisor Jonas Read and Supervisor Celine Walsh.

Also in attendance were: District Manager Andrew Karmeris of Special District Services, Inc.; District Manager Stephanie Brown of Special District Services, Inc.; District Counsel Lindsay Whelan of Kutak Rock LLP (via phone); and Misty Taylor of Bryant Miller Olive P.A. (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public.

F. APPROVAL OF MINUTES

1. March 26, 2025, Regular Board Meeting

The March 26, 2025, Regular Board Meeting minutes were presented for Board consideration.

A **motion** was made by Mr. Read, seconded by Mr. Corp approving the minutes of the March 26, 2025, Regular Board Meeting, as presented. The **motion** passed unanimously.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consideration of Matters Relating to Farm Project

- a) **Consider Approval of Deed and Bill of Sale for Completed Improvements**
- b) **Consider Approval of Assignment of Amenity Farm Management Agreement and Addendum to same**

A **motion** was made by Mr. Corp, seconded by Ms. Walsh approving the Deed and Bill of Sale for Completed Improvements and the Assignment of the Amenity Farm Management Agreement and Addendum to same, as presented. The **motion** passed unanimously.

2. Consider Approval of Preliminary Supplemental Engineer’s Report

A **motion** was made by Mr. Corp, seconded by Ms. Walsh approving the Preliminary Supplemental Engineer’s Report, as presented. The **motion** passed unanimously.

3. Consider Approval of Preliminary Supplemental Assessment Methodology Report

A **motion** was made by Ms. Walsh, seconded by Mr. Read approving the Preliminary Supplemental Assessment Methodology Report, as presented. The **motion** passed unanimously.

4. Consider Resolution No. 2025-02 – Delegated Award Resolution

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$30,000,000 AGGREGATE PRINCIPAL AMOUNT OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, IN ONE OR MORE SERIES (THE “SERIES 2025 BONDS”); APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2025 BONDS; APPOINTING AN UNDERWRITER; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE SERIES 2025 BONDS AND AWARDING THE SERIES 2025 BONDS TO THE UNDERWRITER NAMED THEREIN PURSUANT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2025 BONDS AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT AND THE APPOINTMENT OF A DISSEMINATION AGENT; PROVIDING FOR THE APPLICATION OF SERIES 2025 BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE

SERIES 2025 BONDS; APPOINTING A TRUSTEE, BOND REGISTRAR AND PAYING AGENT; PROVIDING FOR THE REGISTRATION OF THE SERIES 2025 BONDS PURSUANT TO THE DTC BOOK-ENTRY SYSTEM; DETERMINING CERTAIN DETAILS WITH RESPECT TO THE SERIES 2025 BONDS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Corp, seconded by Ms. Walsh adopting Resolution 2025-02 Delegation Award Resolution, as presented. The **motion** passed unanimously.

5. Consider Forms of Ancillary Financing Agreements

- a) **Acquisition Agreement**
- b) **Collateral Assignment Agreement**
- c) **Completion Agreement**
- d) **True-up Agreement**

A **motion** was made by Mr. Read, seconded by Mr. Corp approving the above Ancillary Financing Agreements, in substantial final form. The **motion** passed unanimously.

I. ADMINISTRATIVE MATTERS

Mr. Karmeris reminded the Board to complete their Form 1, which is due by July 1, 2025.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Read adjourned the meeting at 9:48 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Publication Date
2025-05-08

Subcategory
Miscellaneous Notices

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the Board) of the Newfield Community Development District (the District) will hold a public hearing on May 28, 2025, at 9:30 a.m. at 2400 SE Federal Highway, #203, Stuart, Florida 34994, for the purpose of hearing comments and objections on the adoption of the proposed budget (the Proposed Budget) of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (the Fiscal Year 2025/2026). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922 (the District Managers Office), during normal business hours, or by visiting the Districts website at www.newfieldcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Karmeris

District Manager

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

www.newfieldcdd.org

PUBLISH: STUART NEWS 05/08/25 & 05/15/25 #11291235

RESOLUTION 2025-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Newfield Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Newfield Community Development District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2025.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

Newfield
Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (2025 BOND)

FINAL BUDGET
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	125,209
Debt Assessments	0
Interest Income	360
TOTAL REVENUES	\$ 125,569
EXPENDITURES	
Supervisor Fees	1,000
Payroll Taxes	80
Engineering/Inspections	15,000
Miscellaneous Maintenance	5,000
Management	40,464
Legal	30,000
Assessment Roll	6,000
Audit Fees	5,000
Arbitrage Rebate Fee	650
Insurance	7,400
Legal Advertisements	5,000
Miscellaneous	1,000
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Website Management	1,500
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
TOTAL EXPENDITURES	\$ 125,569
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

Notes

Annual O&M Per Unit - Based On 1,588 Residential Units: \$78.85 (\$125,209/1,588 = \$78.85)
Annual O&M Per Unit - Grossed Up 6%: \$83.88 (\$78.85/.94= \$83.88)

DETAILED FINAL BUDGET
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O&M Assessments	0	0	0	
Developer Contribution	80,406	122,839	125,209	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	1,035	360	360	Estimated At \$30 Per Month
TOTAL REVENUES	\$ 81,441	\$ 123,199	\$ 125,569	
EXPENDITURES				
Supervisor Fees	200	0	1,000	Supervisor Fees
Payroll Taxes	15	0	80	Projected At 8% Of Supervisor Fees
Engineering/Inspections	27,258	15,000	15,000	
Miscellaneous Maintenance	0	5,000	5,000	Miscellaneous Maintenance
Management	38,184	39,324	40,464	CPI Increase
Legal	9,196	30,000	30,000	
Assessment Roll	0	6,000	6,000	Will Commence In Fiscal Year Of Bond Issuance
Audit Fees	3,400	5,000	5,000	Price Will Increase Following Bond Issuance
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	6,594	7,250	7,400	FY 24/25 Expenditure Was \$6,858
Legal Advertisements	1,299	5,000	5,000	
Miscellaneous	383	1,000	1,000	
Postage	66	300	300	
Office Supplies	355	1,500	1,500	
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	1,500	1,500	1,500	12 Months X \$125
Trustee Fees	0	4,500	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
TOTAL EXPENDITURES	\$ 88,625	\$ 123,199	\$ 125,569	
REVENUES LESS EXPENDITURES	\$ (7,184)	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ (7,184)	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ (7,184)	\$ -	\$ -	

Notes

Annual O&M Per Unit - Based On 1,588 Residential Units: \$78.85 (\$125,209/1,588 = \$78.85)

Annual O&M Per Unit - Grossed Up 6%: \$83.88 (\$78.85/.94= \$83.88)

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2025)
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	0	0	Estimated Maximum Debt Service Collection
Capital Interest Funding	0	0	1,339,180	Capitalized Interest Set-Up Through Nov 2026
Total Revenues	\$ -	\$ -	\$ 1,340,180	
EXPENDITURES				
Principal Payments	0	0	0	No Principal Payment Due In 2026
Interest Payments	0	0	1,340,180	Interest Payment Due In 2025/2026
Bond Redemption	0	-	-	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 1,340,180	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2025 Bond Information

Original Par Amount = \$25,720,000 Annual Principal Payments Due = May 1st

Interest Rate = 4.4% - 5.9% Annual Interest Payments Due = May 1st & November 1st

Issue Date = May 2029

Maturity Date = May 2056

Par Amount As Of 6/1/25 = \$25,720,000

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Newfield Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Martin County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of May, 2025.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 MEETING SCHEDULE**

The Board of Supervisors of the Newfield Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 1050 SW Prairie Avenue, Palm City, FL 34990 at 9:30 a.m., **unless otherwise indicated**, as follows:

**October 29, 2025
November 19, 2025
January 28, 2026
February 25, 2026
March 25, 2026
April 29, 2026
May 27, 2026
June 24, 2026
July 29, 2026
August 26, 2026
September 30, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 or by calling (561) 630-4922.

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Meetings may be cancelled from time to time without advertised notice.

District Manager

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

www.newfieldcdd.org

PUBLISH: STUART NEWS

**AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between the Newfield Community Development District (“District”), whose address is 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410, and the Honorable Ruth Pietruszewski, the state Constitution’s Tax Collector in and for the Martin County political subdivision, whose address is 3485 SE Willoughby Boulevard, Stuart, Florida 34990 (“Tax Collector”).

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of, non-ad valorem assessments for certain projects or improvements (“Assessments”), by Chapter 76-441, as amended, Laws of Florida, Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and rules adopted by the District, and other applicable provision of law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem assessments, including the District’s “Assessments,” and that it is the sole responsibility and duty of the District

to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem assessments, including the Assessments.

SECTION II
Term

The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Assessments using form DR-412 promulgated by the Florida Department of Revenue.

SECTION III
Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem assessments, which reimbursement amount will not exceed two (2) percent of the amount of the Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes;
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal or quasi-judicial action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees and costs (including attorney's fees and costs) for services rendered by the Tax Collector with regard to any such legal or quasi-judicial action.

SECTION IV
Duties of the Tax Collector

1. The Tax Collector shall take all actions legally required to collect the Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any assessment. The District shall bear the cost of any such error or omission.

4. Tax Collector hereby agrees to accept the intent Resolution No. 2021-25, 2023-04, and 2023-06 attached hereto and incorporated as part of this agreement as Composite Exhibit A, as required by Section 197.3632(3)(a), Florida Statutes.

SECTION VI
Miscellaneous

1. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

2. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

3. This Agreement shall be governed by the laws of the State of Florida.

4. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

5. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Ruth Peitruszewski
Martin County Tax Collector
3485 SE Willoughby Boulevard
Stuart, Florida 34990

- b. As to District: Newfield Community Development District
c/o Todd Wodraska, Registered Agent
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

- With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

MARTIN COUNTY TAX COLLECTOR

Signature

Ruth Pietruszewski, Tax Collector

Printed Name

Date

ATTEST:

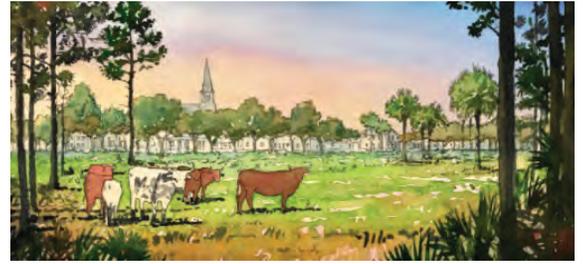
NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT

Signature

Jonas Read, Chair
Newfield Community Development District
Board of Supervisors

Printed Name

Date



NEWFIELD

COMMUNITY DEVELOPMENT DISTRICT

Supplemental Engineer's Report

Prepared by:



for:

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS**

April 2025

21-10.1

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1 INTRODUCTION

1.1 General

The Newfield Community Development District (the “District” or the “NCDD”) has previously adopted that certain *Master Engineer’s Report*, dated January 2023 (the “Master Engineer’s Report”) describing the scope of the District’s master “Capital Improvement Plan.” This “Supplemental Engineer’s Report” supplements the Master Engineer’s Report to describe the scope of the projects included within the “Series 2025 Project,” which includes the initial phase of infrastructure completed and/or underway and the farm infrastructure improvements.

Exhibit 1 attached depicts the projects that are to be within the scope of the Series 2025 Project.

This “Supplemental Engineer’s Report” reflects the present intentions of the District relative to the Series 2025 Project. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefit received by the developable land within the District.

The District reserves the right to make reasonable adjustments to the report to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information which includes, but is not limited to, previous experience with similar projects. Actual costs could be different than the initial estimates due to actual field conditions, design parameters, permitting criteria and variations in construction costs.

2 PURPOSE AND SCOPE

2.1 Scope

The purpose of this “Supplemental Engineer’s Report” is to describe the initial phase of infrastructure completed and/or underway and the farm improvements within the District to comprise the “Series 2025 Project.” The District is anticipated to finance and construct or acquire, a portion of the “Series 2025 Project.” An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

This “Supplemental Engineers Report” provides a description of the proposed “Series 2025 Project,” a determination of the estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and permitted for the improvements described herein.

The Engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

2.2 Land Use Table

The land uses within Newfield are listed on the following table:

Table 2-1. Land Use Table

Neighborhood	Designation	Acreage (Approximate)	Units	Density	Entitlements
1	General Neighborhood	128	807	6.30	4,200 Units 290,000 sf Commercial / Retail Use 2M SF Industrial Use
2	General Neighborhood	71	256	3.60	
3	General Neighborhood	85	351	4.10	
4	General Neighborhood	90	459	5.10	
5	Crossroads Neighborhood	102	360	3.50	
6	General Neighborhood	60	321	5.40	
7	Hamlet	29	248	8.60	
8	General Neighborhood	110	465	4.20	
9	General Neighborhood	82	327	4.00	
10	Industrial / SD-W: Workplace	141	170	1.20	
11	Industrial / SD-W: Workplace	190	436	2.30	

See Exhibit 2 for the locations of the neighborhoods.

3 SERIES 2025 PROJECT

3.1 Series 2025 Project

The Series 2025 Bonds are planned to finance a portion of the costs of the construction and/or acquisition of the following.

3.1.1 SW Newfield Parkway Widening

The proposed SW Newfield Parkway Widening public roadway improvements are to be 120-foot to 150-foot-wide rights-of-way capable of accommodating four lanes of traffic and turn lanes and sidewalks, lighting, landscaping, irrigation, and drainage improvements. These segments will typically include Type F or similar curbs and be constructed as “urban” street sections, with design speeds ranging from 25- 45 MPH.

The proposed public roadway sections for Neighborhood roadway improvements are to be 50-foot to 100-foot-wide rights-of-way, typically with two travel lanes, some with landscape medians and will include associated sidewalks, lighting, landscaping, irrigation, and drainage improvements.

These segments will also typically include Type F or valley curbs and be constructed as “urban” street sections, with design speeds ranging from 20 to 30 MPH. Both Master and Neighborhood roadway sections will consist of stabilized subgrade, lime rock base and asphalt wearing surface. The proposed curbs will typically be 2-foot wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide runoff conveyance to the proposed drainage inlets.

The series 2025 proceeds are not being utilized on neighborhood streets; however, the streets will be conveyed to the District for ownership and maintenance. Future neighborhood streets will be owned and maintained pursuant to the executed Developer’s Agreement.

The proposed roadway will also require pavement markings, as well as street signage to be utilized by the residents and public.

Roadways will be designed and constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with County standards and specifications. These facilities, once completed by the end of the third quarter of 2025, will be owned, operated, and maintained by the County.

In addition, these roadways will have improvements anticipated to include:

- Water Management facilities - Stormwater features designed to capture and treat local runoff and drainage.
- Water, wastewater and reclaimed facilities: including but not limited to installation of a water, wastewater, and reclaimed transmission mains along the major roadways and the installation of the water distribution, reclaimed distribution and wastewater collection systems within each neighborhood as needed to support the development.
- Landscape, hardscape and irrigation improvements, signage and associated improvements within roadway areas.

3.1.2 Newfield Trails and Trailheads

We only included amounts for the two trailheads in the map, future trailheads are not included in our cost estimates. The NCDD is anticipated to provide funding for agricultural amenity/recreation facilities, as well as a minimum of two or more community parks and three trail systems (including wetland and upland restoration, remediation/mitigation/maintenance of preserved areas and associated improvements) which together comprise Master improvements. The parks may include such amenities as parking/trailhead area, pavilion(s) with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails. Neighborhood parks will likely contain similar amenities, but generally at a smaller scale and may include passive parks containing benches and walking trails and interconnections with the community trail system and roadway sidewalk system. All paths, parks, etc. described in this paragraph will be available to the general public. These facilities, once completed, will be owned, operated, and maintained by the District to the extent funded by the District, or a homeowner’s association if otherwise funded and conveyed to the same. The North and South trailhead are expected to be completed by the second quarter of 2025.

3.1.3 Newfield Farm

The proposed development area consists of a proposed farm with associated farming rows, garden plots, raised beds, barn, showcase area, retail building, performance stage and event lawn. There’s not a future phase for the Farm in the CIP for the land that will be conveyed to the District as of right now. The project is estimated to be completed by the second quarter of 2025.

3.2 Opinion of Probable Cost

Table 1 presents a summary of the District financed improvements, as described within this Report and serves as an Opinion of Probable Costs (OPC). In developing the estimates presented in the table, the Engineer estimated the cost to construct the project based on other projects of similar size and type. The following estimates are based upon sound engineering principles and judgment.

Table 3-1. Probable Opinion of Series 2025 Project Public Improvement Construction Costs

Improvement	Cost
Roads and Paving	\$ 15,163,657.34
Bridges	\$ -
Potable Water Utilities	\$ 645,164.00
Wastewater Utilities	\$ 4,630.00
Reclaimed Irrigation Utilities	\$ 1,220,081.00
Water Management System	\$ 133,900.00
Recreation	\$ 12,454,946.30
Civic Uses	\$ 3,725,122.96
Landscape, Hardscape, Irrigation and Signage Improvements	\$ 1,748,614.95
Contingency/Soft Costs (20%)	\$ 7,019,223.31
TOTAL ESTIMATED SERIES 2025 PROJECT COSTS	\$ 42,115,339.86

4 PERMITTING

4.1 Agencies

Construction permits for all the described infrastructure improvements are required and generally include approvals from the County, SFWMD (Environmental Resource Permit), and Florida Department of Environmental Protection. Depending upon the specific Infrastructure improvement, an analysis of required permits will need to be completed for each specific project.

The following is a summary of permits typically required for infrastructure improvement projects within the District:

- Newfield Farm
 - Martin County Final Site Plan DEV2024030013
 - SFWMD ERP No. 43-110628-P
 - FDEP NPDES FLR20GR22-001
- SW Newfield Parkway
 - Martin County Right-of-Way Permit ENG202310012
 - SFWMD ERP 43-110592-P
 - SFWMD CUP 240318-2
 - SFWMD Dewatering 43-03248-W
 - FDEP NPDES FLR20HD44-001
 - FDEP Water Distribution 0081025-489
- North Trailhead
 - Martin County Final Site Plan DEV2023110009
 - SFWMD ERP No. 43-111197-P
- South Trailhead
 - Martin County Final Site Plan DEV2024010012
 - SFWMD ERP No. 43-111757-P

4.2 South Florida Water Management District

A SFWMD Conceptual Environmental Resource Permit (ERP) has been received from the SouthFlorida Water Management District (Application No. 200914-4259) and a subsequent modification completed in 2024 (Application No. 231005-40683). Each phase of development, including the three Series 2025 projects listed above, will require an ERP construction approval. Below is a table of all ERP Permits approved or under review by SFWMD.

Table 4.1. All Current ERP Permits and Applications with SFWMD

Project Name	Application #	Permit #	Application Status:	Expiration Date:
Newfield Central Park Promenade	250227-50590	43-113101-P	Under Review	TBD
Newfield Crossroads Town Center	250213-50140	43-112972-P	Under Review	TBD
Newfield Sdw Nsa Roads	241230-48808	43-112381-P	Under Review	TBD
Newfield - Community Fields	241216-48526	43-113002-P	Under Review	TBD
Newfield Trailhead #1 - South	240920-45962	43-111757-P	Completed	2030-01-23
Newfield - 84th Ave Roadway - Stock Piles	240919-45929	43-111642-P	Under Review	TBD
Newfield North Trailhead #2	240626-44510	43-111197-P	Complete	2029-09-20
Newfield Crossroads Phase 3	240626-44498	43-111196-P	Complete	2030-01-28
Newfield Crossroads Phase 2	240521-43989	43-110983-P	Complete	2030-01-24
Newfield Farm	240311-42799	43-110628-P	Complete	2029-05-23
Newfield Conceptual - Mod 2023	231005-40683	43-104896-P	Complete	2044-06-13
Newfield Conceptual Master Stormwater Plan	230622-39172	43-104896-P	Complete	2041-09-24
Newfield Phase 1a	230619-39110	43-109039-P	Complete	2028-09-29
Newfield Farm Phase 1b - Ditch	230523-38757	43-108904-P	Complete	2028-07-21
Newfield Farm Exhibition	230328-38102	43-108618-P	Complete	2028-07-18
Newfield Conceptual Master Stormwater Plan	200914-4259	43-104896-P	Complete	2041-09-24

4.3 Other Permits

A Florida Department of Environmental Protection (FDEP) and a Health Department Permit will be required for the water and sewer features.

5 RECOMMENDATIONS

The Master and Neighborhood public infrastructure as described within this Supplemental Engineer’s Report is necessary for the functional operation of the Development as required by the County and other applicable regulatory agencies. The site planning, engineering design and construction plans for the infrastructure shall be in accordance with the applicable requirements of the County, FDEP and the SFWMD. The proposed infrastructure improvements described within the Series 2025 Project will provide for its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs (OPC) for this report are based upon estimated design, permitting and construction costs for similar, large scale infrastructure improvement projects within South Florida, but may be subject to change as detailed design and permitting is completed.

6 REPORT MODIFICATION

6.1 Modifications

During development and implementation of the public Master and Neighborhood infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences are not expected to materially affect the proposed cost estimates.

7 CONCLUSION

It is our professional opinion that the public infrastructure costs for the Series 2025 Project provided in this Supplemental Engineer's Report are reasonable to complete the construction of the Master and Neighborhood public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements (specifically developed as set forth herein).

The Opinion of Probable Costs, as provided in Table 1, of the infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor markets, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes in the construction costs (upward or downward), the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the Series 2025 Project construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the Series 2025 Project can be completed at the cost as stated.

EXHIBIT 1

Newfield

MASTER SITE PLAN

ILLUSTRATIVE PLAN: NEWFIELD

Note: This is not a regulatory drawing; this is an illustrative plan meant to guide future development of the site. The plan may be modified during Final Site Plan platting and engineering phases.

02/28/2020

2



HIGGINS ENGINEERING & SURVEYING, LLC.
 3561 SW CORPORATE PARKWAY
 PALM CITY, FLORIDA
 772-879-0477

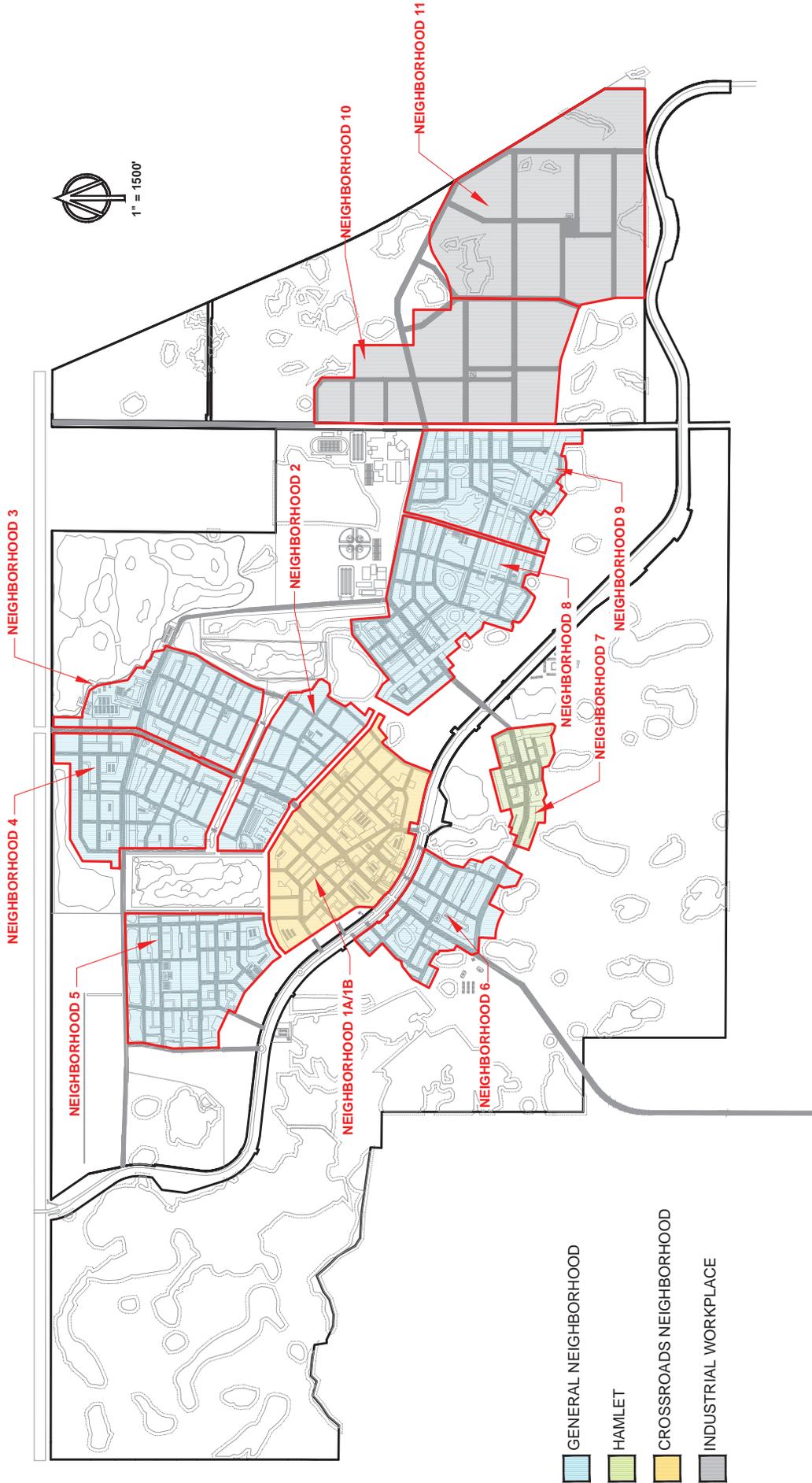
Designed: SP
 Drawn: DAB
 Checked:
 Job No.: 21-10-1
 Date: MAR 2025

**NEWFIELD COMMUNITY
 DEVELOPMENT DISTRICT
 SUPPLEMENTAL ENGINEER'S REPORT
 SITE PLAN**
 Martin County, Florida

2110-1 NewField Exh 2-26-2025 \ 2110-1 newfield MSP Exp-1.dwg
 DATE: MAR 2025
 SHEET 1 OF 1

EXHIBIT 2

EXHIBIT 2
NEIGHBORHOOD DESIGNATION



NO.	REVISIONS	DATE

	HIGGINS ENGINEERING & SURVEYING, LLC. 16615 CORPORATE PARKWAY PALM CITY, FLORIDA 772-879-0477
--	--

GRAPHIC SCALE: 0 750 1,500 2,250 3,750 (IN FEET) 1 inch = 1,500 ft.	2110-1 Newfield 20210-1 Exhibits/Newfield Exhibits 9J.dwg NEWFIELD COMMUNITY DEVELOPMENT DISTRICT NEIGHBORHOOD DESIGNATION Martin County, Florida DATE: APR 2021 SHEET 1 OF 1
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First Supplemental Special Assessment Methodology Report

(2025 Assessment Area)

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

May 14, 2025

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The Newfield Community Development District (the “District”) is a local unit of special-purpose government located in an unincorporated area of Martin County, Florida (the “County”). The District was established effective December 18, 2020, by Ordinance No. 1150 enacted by the Board of County Commissioners of the County to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Newfield development (the “Development”). The District contains approximately 2,212 gross acres and will be developed in phases.

The Newfield Community Development District Supplemental Engineer’s Report dated April 30, 2025 (the "Supplemental Engineer's Report") was prepared by Higgins Engineering & Surveying, LLC, 3561 SW Corporate Parkway, Palm City, Florida (the “District Engineer”), and sets forth improvements, including the pro rata share of certain master public infrastructure improvements allocated to the 2025 Assessment Area (hereinafter defined) including earthwork, roadways, stormwater improvements, water and sewer facilities, irrigation facilities, landscaping and streetlighting, and consulting and contingencies (collectively, the “Series 2025 Project”). The total estimated costs of the Series 2025 Project are \$42,115,340.

The District intends to finance and construct the Development in phases. The District presently plans to issue \$25,720,000 of Special Assessment Revenue Bonds, Series 2025 (2025 Assessment Area) (the “Series 2025 Bonds”) that will be secured by certain non-ad valorem special assessments (the “Series 2025 Assessments”) levied against the lands within the District known as the “2025 Assessment Area.” The 2025 Assessment Area is a subset within the District boundaries and contains approximately 358.677+/- acres. See **Exhibit “A”** for a legal description of the 2025 Assessment Area.

The 2025 Assessment Area includes more acreage and planned density than required to fully allocate the Series 2025 Assessments on a per unit basis to provide for flexibility in the order of development/platting or sale of the parcels included therein. Initially the Series 2025 Assessments will be levied on an equal acreage basis on the acreage within Neighborhood 1A/1B, Neighborhood 2, and Neighborhood 5, as well as the multi-family parcels planned for 450 units within Neighborhoods 10 and 11 (the "SD-W Multi-Family Parcels"), which in aggregate comprise 358.677 acres.

<u>2025 Assessment Area</u>	<u>Acreage</u>
<i>Neighborhood 1A/1B</i>	139.167
Rosette Park	
Town Center	
<i>Neighborhood 2</i>	70.86
<i>Neighborhood 5</i>	102.10
<i>Workforce District (Neighborhoods 10 & 11)</i>	
SD-W Multi-family – Phase 1	30.82
SD-W Multi-family – Phase 2	15.73
Total	358.677

Based upon the current anticipated order of development/platting or sale of the parcels included in the 2025 Assessment Area, the Series 2025 Assessments are currently anticipated to be allocated on a per unit basis or square foot basis to all planned residential and mixed-uses in the 2025 Assessment Area.¹ The Series 2025 Bonds have been sized to correspond to the allocation of the Series 2025 Assessments to the planned uses reflected in **Table 1** below.

Table 1 – Proposed Land Uses for 2025 Assessment Area

<u>Product Type (Lot Size)</u>	<u># of Units</u>
Townhomes	196
Duplex	106
Single-Family 35'	82
Single-Family 40'	174
Single-Family 50'	194
Single-Family 60'	136
Town Center – Walk-Up Apt	160
Town Center – Townhouse	53
Town Center – Duplex	20
Town Center – Cottage	17
SD-W Multifamily – Take 1 (Walk-Up Apt)	112
SD-W Multifamily – Take 1 (Townhome)	132
SD-W Multifamily – Take 1 (Duplex)	32
SD-W Multifamily – Take 2 (Walk-Up Apt)	71
SD-W Multifamily – Take 2 (Townhome)	83
SD-W Multifamily – Take 2 (Duplex)	20
Total Residential	1,588
Town Center (Commercial)	50,000 Sq. Ft.
Total Commercial (Square Feet)	50,000

This First Supplemental Special Assessment Methodology Report (this "First Supplemental Report") supplements that certain Master Special Assessment Methodology Report dated March 29, 2023 (the "Master Report") and will equitably allocate the costs being incurred by the District to provide the improvements included in the Series 2025 Project to the assessable lands within the 2025 Assessment Area. The implementation of the Series 2025 Project will convey direct, special and peculiar benefits

¹ The 2025 Assessment Area includes more acreage and planned density than required to fully allocate the Series 2025 Assessments on a per unit basis to provide for flexibility in the order of development/platting or sale of the parcels included therein. Assessments will be initially allocated on a per-acre basis on all of the lands within the 2025 Assessment Area, and will thereafter be assigned a per-unit Series 2025 Assessment on a first-platted, first-assigned basis.

It is currently anticipated that due to timing of platting, the residential units in Neighborhood 2 will not be assigned a per-unit Series 2025 Assessment; provided, however, that any units within the 2025 Assessment Area that are not allocated a Series 2025 Assessment are anticipated to be allocated debt service special assessments from a future bond issuance(s).

to the assessable properties within the 2025 Assessment Area. The Series 2025 Bonds issued to finance a portion of the Series 2025 Project will be repaid through the levy of Series 2025 Assessments on all assessable property within the 2025 Assessment Area. Capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Master Report.

2.0 SERIES 2025 PROJECT TO BE FUNDED BY THE DISTRICT

The Series 2025 Project is comprised of an interrelated system of public infrastructure improvements which will serve and specially benefit the lands within the 2025 Assessment Area. The Series 2025 Project will serve all assessable lands within the 2025 Assessment Area and the improvements will be interrelated such that they will reinforce one another. The total cost of the Series 2025 Project is currently estimated to be \$42,115,340. A detail of the estimated Series 2025 Project costs for the Development is included herein in **Table A**. The Series 2025 Bonds will be repaid through the levy of Series 2025 Assessments on all developable portions of the 2025 Assessment Area within the District. The Series 2025 Project has been designed to be functional and confer special benefits to the lands within the 2025 Assessment Area. Any portion of the Series 2025 Project not financed through the issuance of the Series 2025 Bonds will be paid for by Mattamy Palm Beach LLC, or its successors or assigns (herein the “Landowner”).

The 2025 Assessment Area consists of approximately 358.677+/- acres of land and is anticipated to include approximately 1,588 residential units of various unit types and 50,000 square feet of commercial units as outlined on **Table 1** and **Table C**.

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Series 2025 Project are described in the Supplemental Engineer’s Report.

The construction costs for the Series 2025 Project identified in this First Supplemental Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition of all or a portion of the Series 2025 Project, the District will impose Series 2025 Assessments on benefited real property within the 2025 Assessment Area within the District. These assessments are based on the direct special and peculiar benefits accruing to such property from the improvements comprising the Series 2025 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Series 2025 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The Series 2025 Assessments placed upon various benefited properties in the 2025 Assessment Area in the District must be sufficient to cover the debt service of the Series 2025 Bonds that will be issued for financing a portion of the Series 2025 Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within the 2025 Assessment Area within the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the 2025 Assessment Area within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the proposed Series 2025 Bonds, the District's debt will be allocated to the gross acreage within the 2025 Assessment Area within the District which totals approximately 358.677+/- acres. Upon platting or when land is sold with specific entitlements transferred thereto, the Series 2025 Assessments will be allocated in the 2025 Assessment Area on an Equivalent Residential Unit ("ERU") basis and on the remaining unplatted land on an equal acreage basis. To date, 181 residential lots totaling 19.31 acres in Neighborhood 1A/1B have been platted. As platting occurs, the Series 2025 Assessments will be assigned on a first platted, first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Table C** and **Table F**. For the purpose of this First Supplemental Report each 50' single family residential dwelling unit will be the base unit upon which other product types will be compared to and has been assigned one (1) ERU. Please refer to **Table C** attached hereto for proposed ERU Factors for the remaining planned unit types described in **Table 1** above.

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Series 2025 Project. The direct and special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot.

5.0 IN-KIND CONTRIBUTIONS OF INFRASTRUCTURE, WORK PRODUCT, AND/OR REAL PROPERTY

The Series 2025 Assessments are expected to be ultimately allocated to the units shown on **Table D** using target annual assessments provided by the Landowner. As allocated, the Series 2025 Assessments are consistent with the Master Report, and are fairly and reasonably allocated across all benefited properties. The District will recognize in kind contributions of infrastructure, work product, and/or real property by the Landowner in the amount of approximately \$1,738,720 as assessment credits to achieve the target debt allocations and assessment levels as specified in **Table D**.

6.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632, *Florida Statutes* ("F.S.") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, F.S., or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include

the 2% collection fee of the County Tax Collector and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then the collection costs and discounts may not apply.

7.0 FINANCING STRUCTURE

The estimated cost of construction for the Series 2025 Project is \$42,115,340. The construction program and the costs associated with the District are identified herein on **Table A**.

A portion of the capital improvements comprising the Series 2025 Project is assumed to be financed by the Series 2025 Bonds which, when issued, will be payable from and secured by Series 2025 Assessments levied annually against all assessable properties within the 2025 Assessment Area within the District which totals approximately 358.677+/- acres. Based on current market conditions, the total aggregate principal amount of the Series 2025 Bonds (\$25,720,000) for the District is shown herein on **Table B**. The proceeds of the Series 2025 Bonds will provide a maximum of \$21,909,222 for construction related costs. The sizing of the Series 2025 Bonds includes capitalized interest and a debt service reserve fund equal to 50% of the maximum annual net debt service and issuance costs as shown herein on **Table B**.

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the Series 2025 Project (estimated at \$42,115,340) is initially based on the estimated 1,588 residential units of various unit types and 50,000 square feet of commercial units to be constructed within the District and benefited by the infrastructure improvements comprising the Series 2025 Project. Based on a Series 2025 Bond size of \$25,720,000 at an average coupon interest rate of 5.79%, the annual debt service on the Series 2025 Bonds will be \$1,806,058.13 which has not been grossed up to include the 2% County Tax Collector fee and 4% discount for early payment of taxes.

8.0 PRELIMINARY ASSESSMENT ROLL

When fully developed, the Series 2025 Bonds will be secured by Series 2025 Assessments assigned to the platted units described in **Table C**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

	TOTAL
ROADS AND PAVING	\$ 15,163,657
BRIDGES	\$ -
POTABLE WATER UTILITIES	\$ 645,164
WASTEWATER UTILITIES	\$ 4,630
RECLAIMED IRRIGATION UTILITIES	\$ 1,220,081
WATER MANAGEMENT SYSTEM	\$ 133,900
RECREATION	\$ 12,454,946
CIVIC USES	\$ 3,725,123
LANDSCAPE, HARDSCAPE, IRRIGATION AND SIGNAGE IMPROVEMENTS	\$ 1,748,615
CONTINGENCY/SOFT COSTS (20%)	\$ 7,019,223
TOTAL	\$ 42,115,340

TABLE B

BOND SIZING

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

	BOND SIZING
Par Amount	\$ 25,720,000
Net Original Issue Discount	\$ (7,697)
Debt Service Reserve Fund (DSRF)	\$ (903,029)
Capitalized Interest	\$ (2,066,784)
Issuance Costs	\$ (833,268)
Construction Funds	\$ 21,909,222
Average Coupon Interest Rate	5.79%
Principal Amortization Period (Years)	30

TABLE C

ALLOCATION OF PROJECT COSTS

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type*	Project Cost Allocation Per Unit*
Townhomes	196	0.400	78.40	\$ 3,367,197	\$ 17,180
Duplex	106	0.508	53.85	\$ 2,312,714	\$ 21,818
SF - 35'	82	0.639	52.40	\$ 2,250,438	\$ 27,444
SF - 40'	174	0.818	142.33	\$ 6,113,008	\$ 35,132
SF - 50'	194	1.000	194.00	\$ 8,332,093	\$ 42,949
SF - 60'	136	1.200	163.20	\$ 7,009,266	\$ 51,539
Town Center - Walk-Up Apt	160	0.317	50.72	\$ 2,178,370	\$ 13,614.81
Town Center - Townhouse	53	0.400	21.20	\$ 910,517	\$ 17,179.57
Town Center - Duplex	20	0.508	10.16	\$ 436,361	\$ 21,818.06
Town Center - Cottage	17	0.818	13.91	\$ 597,248	\$ 35,132.23
SD-W Multifamily - Take 1 (Walk-Up Apt)	112	0.317	35.50	\$ 1,524,859	\$ 13,614.81
SD-W Multifamily - Take 1 (Townhome)	132	0.400	52.80	\$ 2,267,704	\$ 17,179.57
SD-W Multifamily - Take 1 (Duplex)	32	0.508	16.26	\$ 698,178	\$ 21,818.06
SD-W Multifamily - Take 2 (Walk-Up Apt)	71	0.317	22.51	\$ 966,652	\$ 13,614.81
SD-W Multifamily - Take 2 (Townhome)	83	0.400	33.20	\$ 1,425,905	\$ 17,179.57
SD-W Multifamily - Take 2 (Duplex)	20	0.508	10.16	\$ 436,361	\$ 21,818.06
Sub Total Residential	1,588	N/A	950.59	\$ 40,826,871	N/A
Town Center (Commercial)	50,000	0.0006	30.00	\$ 1,288,468	\$ 25.77
Sub Total Mixed Use	N/A	N/A	30.00	\$ 1,288,468	N/A
TOTAL	N/A	N/A	980.59	\$ 42,115,340	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
Townhomes	196	0.400	78.40	\$ 3,279,690	\$ 16,733
Duplex	106	0.508	53.85	\$ 2,128,452	\$ 20,080
SF - 35'	82	0.639	52.40	\$ 1,920,961	\$ 23,426
SF - 40'	174	0.818	142.33	\$ 4,309,111	\$ 24,765
SF - 50'	194	1.000	194.00	\$ 5,064,109	\$ 26,104
SF - 60'	136	1.200	163.20	\$ 3,622,920	\$ 26,639
Town Center - Walk-Up Apt	160	0.317	50.72	\$ 1,070,919	\$ 6,693
Town Center - Townhouse	53	0.400	21.20	\$ 354,742	\$ 6,693
Town Center - Duplex	20	0.508	10.16	\$ 133,865	\$ 6,693
Town Center - Cottage	17	0.818	13.91	\$ 113,785	\$ 6,693
SD-W Multifamily - Take 1 (Walk-Up Apt)	112	0.317	35.50	\$ 749,643	\$ 6,693
SD-W Multifamily - Take 1 (Townhome)	132	0.400	52.80	\$ 883,508	\$ 6,693
SD-W Multifamily - Take 1 (Duplex)	32	0.508	16.26	\$ 214,184	\$ 6,693
SD-W Multifamily - Take 2 (Walk-Up Apt)	71	0.317	22.51	\$ 475,220	\$ 6,693
SD-W Multifamily - Take 2 (Townhome)	83	0.400	33.20	\$ 555,539	\$ 6,693
SD-W Multifamily - Take 2 (Duplex)	20	0.508	10.16	\$ 133,865	\$ 6,693
Sub Total Residential	1,588	N/A	950.59	\$ 25,010,516	N/A
Town Center (Commercial)	50,000	0.0006	30.00	\$ 709,484	\$ 14.19
Sub Total Mixed Use	N/A	N/A	30.00	\$ 709,484	N/A
TOTAL	N/A	N/A	980.59	\$ 25,720,000	N/A

*Rounded

NOTE: District will recognize in-kind contributions of infrastructure, work product, and/or real property by the Landowner in the amount of \$1,738,720 to achieve debt allocations above.

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

	2025 Series Bond Debt
1 Maximum Annual Debt Service	\$ 1,806,058.13
2 Maximum Annual Debt Service Assessment to be Collected	\$ 1,921,338.44 *
3 Total Number of Residential Units Planned	1,588
4 Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

**ALLOCATION OF DEBT SERVICE ASSESSMENTS
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Series 2025 Annual Debt Assessment Per Unit Type*	**Series 2025 Annual Debt Assessment Per Unit*
Townhomes	196	0.400	78.40	\$ 245,000	\$ 1,250
Duplex	106	0.508	53.85	\$ 159,000	\$ 1,500
SF - 35'	82	0.639	52.40	\$ 143,500	\$ 1,750
SF - 40'	174	0.818	142.33	\$ 321,900	\$ 1,850
SF - 50'	194	1.000	194.00	\$ 378,300	\$ 1,950
SF - 60'	136	1.200	163.20	\$ 270,640	\$ 1,990
Town Center - Walk-Up Apt	160	0.317	50.72	\$ 80,000	\$ 500
Town Center - Townhouse	53	0.400	21.20	\$ 26,500	\$ 500
Town Center - Duplex	20	0.508	10.16	\$ 10,000	\$ 500
Town Center - Cottage	17	0.818	13.91	\$ 8,500	\$ 500
SD-W Multifamily - Take 1 (Walk-Up Apt)	112	0.317	35.50	\$ 56,000	\$ 500
SD-W Multifamily - Take 1 (Townhome)	132	0.400	52.80	\$ 66,000	\$ 500
SD-W Multifamily - Take 1 (Duplex)	32	0.508	16.26	\$ 16,000	\$ 500
SD-W Multifamily - Take 2 (Walk-Up Apt)	71	0.317	22.51	\$ 35,500	\$ 500
SD-W Multifamily - Take 2 (Townhome)	83	0.400	33.20	\$ 41,500	\$ 500
SD-W Multifamily - Take 2 (Duplex)	20	0.508	10.16	\$ 10,000	\$ 500
Sub Total Residential	1,588	N/A	950.59	\$ 1,868,338	N/A
Town Center (Commercial)	50,000	0.0006	30.00	\$ 53,000	\$ 1.06
Sub Total Mixed Use	N/A	N/A	30.00	\$ 53,000	N/A
TOTAL	N/A	N/A	980.59	\$ 1,921,338	N/A

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Unit/Parcel	**Series 2025 Annual Debt Assessment Per Unit/Acre*	**Series 2025 Annual Debt Assessment Per Unit Type/Parcel Plat*	Par Debt Per Unit/Acre	Total Par Debt
PLATTED UNITS					
Townhomes	42	\$ 1,250.00	\$ 52,499.96	\$ 16,733.11	\$ 702,791
Duplex	18	\$ 1,500.00	\$ 26,999.98	\$ 20,079.74	\$ 361,435
SF - 35'	18	\$ 1,750.00	\$ 31,499.97	\$ 23,426.36	\$ 421,674
SF - 40'	31	\$ 1,850.00	\$ 57,349.95	\$ 24,765.01	\$ 767,715
SF - 50'	41	\$ 1,950.00	\$ 79,949.93	\$ 26,103.66	\$ 1,070,250
SF - 60'	31	\$ 1,990.00	\$ 61,689.95	\$ 26,639.12	\$ 825,813
DEVELOPABLE ACREAGE***					
Neighborhood 1A/1B	119.86	\$ 4,748.10	\$ 569,093.11	\$ 63,560.46	\$ 7,618,166
Neighborhood 2	70.86	\$ 4,748.10	\$ 336,450.42	\$ 63,560.46	\$ 4,503,894
Neighborhood 5	102.10	\$ 4,748.10	\$ 484,781.08	\$ 63,560.46	\$ 6,489,523
SD-W Multi-family – Phase 1	30.82	\$ 4,748.10	\$ 146,336.46	\$ 63,560.46	\$ 1,958,933
SD-W Multi-family – Phase 2	15.73	\$ 4,748.10	\$ 74,687.62	\$ 63,560.46	\$ 999,806
TOTALS	339.37	N/A	\$ 1,921,338.44	N/A	\$ 25,720,000

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

***The 181 platted units total 19.31 acres.

Preliminary Assessment Roll

Parcel ID	Legal Description	Product Type	Annual Debt Assessment
05-38-40-003-000-01270-0	LOT 127, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	Duplex	\$ 1,500.00
05-38-40-003-000-01280-0	LOT 128, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	Duplex	\$ 1,500.00
05-38-40-003-000-01360-0	LOT 136, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	Duplex	\$ 1,500.00
05-38-40-003-000-01370-0	LOT 137, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	Duplex	\$ 1,500.00
05-38-40-003-000-01580-0	LOT 158, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	Duplex	\$ 1,500.00
05-38-40-003-000-01590-0	LOT 159, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	Duplex	\$ 1,500.00
05-38-40-001-000-00050-0	LOT 5, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-001-000-00110-0	LOT 11, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-001-000-00120-0	LOT 12, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-001-000-00250-0	LOT 25, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-001-000-00260-0	LOT 26, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-001-000-00370-0	LOT 37, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-001-000-00380-0	LOT 38, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	35	\$ 1,750.00
05-38-40-003-000-00290-0	LOT 29, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-00870-0	LOT 87, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01160-0	LOT 116, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01170-0	LOT 117, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01230-0	LOT 123, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01240-0	LOT 124, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01250-0	LOT 125, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01260-0	LOT 126, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01330-0	LOT 133, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01440-0	LOT 144, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-003-000-01450-0	LOT 145, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	35	\$ 1,750.00
05-38-40-001-000-00060-0	LOT 6, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	40	\$ 1,850.00
05-38-40-001-000-00070-0	LOT 7, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	40	\$ 1,850.00
05-38-40-001-000-00170-0	LOT 17, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	40	\$ 1,850.00
05-38-40-001-000-00270-0	LOT 27, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	40	\$ 1,850.00
05-38-40-001-000-00430-0	LOT 43, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	40	\$ 1,850.00
05-38-40-003-000-00220-0	LOT 22, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00280-0	LOT 28, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00300-0	LOT 30, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00310-0	LOT 31, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00320-0	LOT 32, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00440-0	LOT 44, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00550-0	LOT 55, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00560-0	LOT 56, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00580-0	LOT 58, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00640-0	LOT 64, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00650-0	LOT 65, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00660-0	LOT 66, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00700-0	LOT 70, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00730-0	LOT 73, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00740-0	LOT 74, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-00850-0	LOT 85, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01050-0	LOT 105, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01060-0	LOT 106, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01150-0	LOT 115, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01200-0	LOT 120, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01310-0	LOT 131, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01350-0	LOT 135, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01430-0	LOT 143, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01750-0	LOT 175, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01810-0	LOT 181, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00
05-38-40-003-000-01820-0	LOT 182, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	40	\$ 1,850.00

Preliminary Assessment Roll

Parcel ID	Legal Description	Product Type	Annual Debt Assessment
05-38-40-001-000-00130-0	LOT 13, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	45	\$ 1,950.00
05-38-40-001-000-00140-0	LOT 14, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	45	\$ 1,950.00
05-38-40-001-000-00240-0	LOT 24, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	45	\$ 1,950.00
05-38-40-001-000-00150-0	LOT 15, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	50	\$ 1,950.00
05-38-40-001-000-00230-0	LOT 23, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	50	\$ 1,950.00
05-38-40-001-000-00360-0	LOT 36, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	50	\$ 1,950.00
05-38-40-003-000-00190-0	LOT 19, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00200-0	LOT 20, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00210-0	LOT 21, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00330-0	LOT 33, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00350-0	LOT 35, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00570-0	LOT 57, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00590-0	LOT 59, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00600-0	LOT 60, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00620-0	LOT 62, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00630-0	LOT 63, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00690-0	LOT 69, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00710-0	LOT 71, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00750-0	LOT 75, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00760-0	LOT 76, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00810-0	LOT 81, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00820-0	LOT 82, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00830-0	LOT 83, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00840-0	LOT 84, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00860-0	LOT 86, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00880-0	LOT 88, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00900-0	LOT 90, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00960-0	LOT 96, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00970-0	LOT 97, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-00980-0	LOT 98, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01070-0	LOT 107, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01090-0	LOT 109, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01100-0	LOT 110, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01110-0	LOT 111, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01120-0	LOT 112, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01140-0	LOT 114, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01210-0	LOT 121, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01410-0	LOT 141, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01420-0	LOT 142, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01570-0	LOT 157, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-003-000-01610-0	LOT 161, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	50	\$ 1,950.00
05-38-40-001-000-00160-0	LOT 16, NEWFIELD CROSSROADS PHASE 1A-1, PB 22/82	60	\$ 1,990.00
05-38-40-003-000-00180-0	LOT 18, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-00340-0	LOT 34, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-00610-0	LOT 61, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-00670-0	LOT 67, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-00680-0	LOT 68, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-00720-0	LOT 72, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-00890-0	LOT 89, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01080-0	LOT 108, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01130-0	LOT 113, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01220-0	LOT 122, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01290-0	LOT 129, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01300-0	LOT 130, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01320-0	LOT 132, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00

Preliminary Assessment Roll

Parcel ID	Legal Description	Product Type	Annual Debt Assessment
05-38-40-003-000-01340-0	LOT 134, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01380-0	LOT 138, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01390-0	LOT 139, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01400-0	LOT 140, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01510-0	LOT 151, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01520-0	LOT 152, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01530-0	LOT 153, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01540-0	LOT 154, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01550-0	LOT 155, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01560-0	LOT 156, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01600-0	LOT 160, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01680-0	LOT 168, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01760-0	LOT 176, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01770-0	LOT 177, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01780-0	LOT 178, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01790-0	LOT 179, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00
05-38-40-003-000-01800-0	LOT 180, NEWFIELD CROSSROADS PHASE 1A-3, PB 23/1	60	\$ 1,990.00

Total: \$ 309,989.75

Exhibit "A"

TRACTS OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;
THENCE, NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE, CONTINUE NORTH 89°52'59" WEST A DISTANCE OF 1786.55 FEET;
THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET;
THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET;
THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET;
THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET;
THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO POINT 'A';
THENCE, NORTH 24°34'09" EAST A DISTANCE OF 496.54 FEET;
THENCE, NORTH 65°26'39" WEST A DISTANCE OF 871.00 FEET;
THENCE, NORTH 89°55'30" WEST A DISTANCE OF 157.72 FEET;
THENCE, NORTH 00°04'30" EAST A DISTANCE OF 430.73 FEET;
THENCE, SOUTH 88°53'22" EAST A DISTANCE OF 263.23 FEET;
THENCE, SOUTH 65°24'20" EAST A DISTANCE OF 2032.47 FEET;
THENCE, SOUTH 82°18'52" EAST A DISTANCE OF 317.17 FEET;
THENCE, SOUTH 85°44'21" EAST A DISTANCE OF 332.60 FEET;
THENCE, SOUTH 00°03'15" EAST A DISTANCE OF 858.93 FEET;
THENCE, SOUTH 33°52'57" WEST A DISTANCE OF 1089.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 70.86 ACRES MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT 'A' AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET;
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;
THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 366.56 FEET;
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;

Exhibit "A"

THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 753.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 1°18'12", A CHORD BEARING OF SOUTH 89°00'45" WEST AND A CHORD DISTANCE OF 23.54 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 42°59'59", A CHORD BEARING OF SOUTH 66°51'40" WEST AND A CHORD DISTANCE OF 758.65 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 776.76 FEET
THENCE, SOUTH 45°21'40" WEST A DISTANCE OF 2.14 FEET;

THENCE, NORTH 33°50'59" WEST A DISTANCE OF 115.74 FEET;

THENCE, NORTH 47°20'13" WEST A DISTANCE OF 683.12 FEET;

THENCE, NORTH 66°40'07" WEST A DISTANCE OF 369.39 FEET;

THENCE, NORTH 24°55'49" EAST A DISTANCE OF 106.75 FEET;

THENCE, NORTH 65°04'11" WEST A DISTANCE OF 309.30 FEET;

THENCE, SOUTH 88°39'53" WEST A DISTANCE OF 383.78 FEET;

THENCE, NORTH 01°20'07" WEST A DISTANCE OF 1525.01 FEET;

THENCE, NORTH 88°42'43" EAST A DISTANCE OF 2266.62 FEET;

THENCE, SOUTH 00°09'43" WEST A DISTANCE OF 2199.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 102.10 ACRES MORE OR LESS.

CONTAINING A TOTAL OF 172.96 ACRES MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10;
 THENCE, NORTH 00°06'52" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1320.06 FEET TO THE NORTH LINE OF TRACT "MC", ACCORDING TO THE PLAT OF TUSCAWILLA PUD AS RECORDED IN PLAT BOOK 16, PAGE 39, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
 THENCE, SOUTH 89°59'44" WEST ALONG SAID NORTH LINE A DISTANCE OF 3243.56 FEET;
 THENCE, NORTH 00°00'02" WEST A DISTANCE OF 278.51 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1807.74 FEET, A CENTRAL ANGLE OF 4°16'21", A CHORD BEARING OF NORTH 02°08'12" WEST AND A CHORD DISTANCE OF 134.77 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.80 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1807.74 FEET, A CENTRAL ANGLE OF 7°05'54", A CHORD BEARING OF NORTH 07°49'20" WEST AND A CHORD DISTANCE OF 223.82 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 223.96 FEET;
 THENCE, NORTH 11°22'17" WEST A DISTANCE OF 266.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 182.08 FEET, A CENTRAL ANGLE OF 18°09'51", A CHORD BEARING OF NORTH 22°53'24" WEST AND A CHORD DISTANCE OF 57.48 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.72 FEET;
 THENCE, NORTH 19°02'47" EAST A DISTANCE OF 328.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 604.40 FEET, A CENTRAL ANGLE OF 19°08'32", A CHORD BEARING OF NORTH 09°28'31" EAST AND A CHORD DISTANCE OF 200.99 FEET;
 THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 201.93 FEET;
 THENCE, NORTH 00°00'00" EAST A DISTANCE OF 29.03 FEET;
 THENCE, NORTH 90°00'00" EAST A DISTANCE OF 468.32 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 334.79 FEET, A CENTRAL ANGLE OF 58°43'08", A CHORD BEARING OF NORTH 90°00'00" EAST AND A CHORD DISTANCE OF 328.28 FEET;
 THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 343.10 FEET;
 THENCE, NORTH 90°00'00" EAST A DISTANCE OF 378.11 FEET;
 THENCE, SOUTH 00°00'00" WEST A DISTANCE OF 1012.20 FEET;
 THENCE, SOUTH 15°45'44" EAST A DISTANCE OF 64.42 FEET;
 THENCE, SOUTH 90°00'00" WEST A DISTANCE OF 1227.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 30.82 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

 RICHARD E. BARNES, JR. DATE OF SIGNATURE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS -5173

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE: SEE SHEETS 3 THROUGH 5 OF 5 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 5 OF 5 OF THIS DOCUMENT.
THIS IS NOT A SURVEY

Bowman

EXHIBIT "A"
NEWFIELD SD-W PHASE 1
SW CITRUS BOULEVARD

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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 Professional Surveyors and Mapper Business Certificate # LB 8030

MARTIN COUNTY		FLORIDA	
PATH: \031569-01-001 (SUR)\Survey\Topo Boundary	DRAWN: RT		
PROJECT NO. 031569-01-001	REVISED DATE:	DATE: APR. 19, 2024	
CADD FILE: 31569-PH1-SKT	SCALE: N/A	SHEET 1	OF 5

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10;
 THENCE, NORTH 00°06'52" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1320.06 FEET TO THE NORTH LINE OF TRACT "MC", ACCORDING TO THE PLAT OF TUSCAWILLA PUD AS RECORDED IN PLAT BOOK 16, PAGE 39, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
 THENCE, SOUTH 89°59'44" WEST ALONG SAID NORTH LINE A DISTANCE OF 3307.56 FEET;
 THENCE, NORTH 00°00'02" WEST A DISTANCE OF 278.51 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1743.74 FEET, A CENTRAL ANGLE OF 11°22'15", A CHORD BEARING OF NORTH 05°41'10" WEST AND A CHORD DISTANCE OF 345.49 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 346.06 FEET;
 THENCE, NORTH 11°22'17" WEST A DISTANCE OF 265.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 118.08 FEET, A CENTRAL ANGLE OF 34°23'46", A CHORD BEARING OF NORTH 31°35'43" WEST AND A CHORD DISTANCE OF 69.82 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.88 FEET;
 THENCE, NORTH 19°02'47" EAST A DISTANCE OF 90.00 FEET TO THE **POINT OF BEGINNING**;
 THENCE, NORTH 70°57'01" WEST A DISTANCE OF 586.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 8°53'21", A CHORD BEARING OF NORTH 75°23'42" WEST AND A CHORD DISTANCE OF 309.98 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 310.29 FEET;
 THENCE, NORTH 10°09'38" EAST A DISTANCE OF 72.11 FEET;
 THENCE, NORTH 00°00'00" EAST A DISTANCE OF 554.17 FEET;
 THENCE, NORTH 90°00'00" EAST A DISTANCE OF 445.12 FEET;
 THENCE, SOUTH 75°53'29" EAST A DISTANCE OF 485.47 FEET;
 THENCE, NORTH 90°00'00" EAST A DISTANCE OF 43.21 FEET;
 THENCE, SOUTH 00°00'00" WEST A DISTANCE OF 346.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 534.40 FEET, A CENTRAL ANGLE OF 19°02'46", A CHORD BEARING OF SOUTH 09°31'23" WEST AND A CHORD DISTANCE OF 176.83 FEET;
 THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.64 FEET;
 THENCE, SOUTH 19°02'47" WEST A DISTANCE OF 270.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15.73 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

 RICHARD E. BARNES, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS -5173

 DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE: SEE SHEETS 3 THROUGH 5 OF 5 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 5 OF 5 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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 Professional Surveyors and Mapper Business Certificate # LB 8030

EXHIBIT "A"
NEWFIELD SD-W PHASE 2
SW CITRUS BOULEVARD

MARTIN COUNTY		FLORIDA	
PATH: \031569-01-001 (SUR)\Survey\Topo Boundary		DRAWN: RT	
PROJECT NO. 031569-01-001	REVISED DATE:	DATE: APR. 19, 2024	
CADD FILE: 31569-PH2-SKT	SCALE: N/A	SHEET 1 OF 5	

RESOLUTION 2025-05

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (2025 ASSESSMENT AREA); CONFIRMING THE DISTRICT’S PROVISION OF THE SERIES 2025 PROJECT AND ADOPTING A SUPPLEMENTAL ENGINEER’S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Newfield Community Development District (the “District”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within the District, and to finance such improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (the “Board”) has previously adopted, after notice and public hearing, Resolution 2023-06, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2023-06, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on May 14, 2025, the District entered into a *Bond Purchase Agreement* whereby it agreed to sell \$25,720,000 of its Special Assessment Revenue Bonds (2025 Assessment Area) (the “Series 2025 Bonds”); and

WHEREAS, pursuant to and consistent with Resolution 2023-06, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the lien of the special assessments securing the Series 2025 Bonds.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and Resolution 2023-06.

SECTION 2. FINDINGS. The Board of Supervisors of the Newfield Community Development District hereby finds and determines as follows:

(a) On March 29, 2023, the District, after due notice and public hearing, adopted Resolution 2023-06, which, among other things, equalized, approved, confirmed and levied special assessments on all of the lands within the District benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within the District, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Master Engineer's Report*, dated January 2023, as supplemented by the *Supplemental Engineer's Report*, dated April 2025, which is attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the capital infrastructure improvements included within the District's "Series 2025 Project," a portion of which project is to be financed with the Series 2025 Bonds. The District hereby confirms that the Series 2025 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(c) The *First Supplemental Special Assessment Methodology Report (2025 Assessment Area)*, dated May 14, 2025, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Assessment Methodology Report for the District to the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(d) The Series 2025 Project will specially benefit all of the developable, assessable acreage within the "2025 Assessment Area" as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2025 Project financed, in part, with the Series 2025 Bonds to the specially benefited properties within the 2025 Assessment Area, as set forth in Resolution 2023-06 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BONDS. As provided in Resolution 2023-06, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2025 Bonds, in a par amount of \$25,720,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2025 Bonds shall be due on May 1, 2056. The sources and uses of funds of the Series 2025 Bonds

shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2025 Bonds on all assessable, developable land within the 2025 Assessment Area within the District shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2025 Bonds are secured solely by the Series 2025 Pledged Revenues (as defined in the First Supplemental Trust Indenture) and the lien against lands within the 2025 Assessment Area within the District.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2025 BONDS.

(a) The special assessments for the Series 2025 Bonds shall be allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Special Assessment Methodology Report. The estimated costs of collection of the special assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2025 Bonds includes all developable, assessable land within the 2025 Assessment Area within the District, as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the 2025 Assessment Area, the District may, by supplemental resolution, determine such land to be benefited by the Series 2025 Project and reallocate the special assessments securing the Series 2025 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated May 1, 2025 and *First Supplemental Trust Indenture*, dated May 1, 2025 and by and between the District and U.S. Bank Trust Company, National Association, as trustee, the District shall begin annual collection of special assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. Debt service payments consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Martin County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2025 Bonds.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2023-06, there may be required from time to time certain True-Up payments. As lands are platted

within the 2025 Assessment Area, the special assessments securing the Series 2025 Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolution 2023-06, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2023-06. The True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report and be paid upon final platting of all units securing the Series 2025 Bonds. The District shall apply all True-Up payments related to the Series 2025 Bonds only to the credit of the Series 2025 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture governing the Series 2025 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution the special assessments as reflected herein shall be recorded by the Secretary of the District in the District's Improvement Lien Book. The special assessments against each respective parcel 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.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2023-06, which remains in full force and effect. This Resolution and Resolution 2023-06 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025 Special Assessments securing the Series 2025 Bonds in the Official Records of Martin County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. 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 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Signatures on Next Page]

APPROVED and **ADOPTED** this 28th day of May, 2025.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report*, dated April 2025

Exhibit B: *First Supplemental Special Assessment Methodology Report (2025 Assessment Area)*, dated May 14, 2025

Exhibit C: Maturities and Coupon of Series 2025 Bonds

Exhibit D: Sources and Uses of Funds for Series 2025 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2025 Bonds

Exhibit A

Supplemental Engineer's Report, dated April 2025

Exhibit B

*First Supplemental Special Assessment Methodology Report (2025 Assessment Area),
dated May 14, 2025*

Exhibit C

Maturities and Coupon of Series 2025 Bonds

BOND SUMMARY STATISTICS

Newfield Community Development District
(Martin County, Florida)
Special Assessment Revenue Bonds, Series 2025
(2025 Assessment Area)
Pricing Date: May 13, 2025
Final Pricing Numbers

Dated Date	05/29/2025
Delivery Date	05/29/2025
Last Maturity	05/01/2056
Arbitrage Yield	5.761952%
True Interest Cost (TIC)	5.941476%
Net Interest Cost (NIC)	5.891508%
All-In TIC	6.055655%
Average Coupon	5.792214%
Average Life (years)	20.444
Duration of Issue (years)	11.526
Par Amount	25,720,000.00
Bond Proceeds	25,712,302.80
Total Interest	30,456,016.55
Net Interest	30,978,113.75
Total Debt Service	56,176,016.55
Maximum Annual Debt Service	1,806,058.13
Average Annual Debt Service	1,816,687.56
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	97.970073

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond due 2030	1,535,000.00	99.734	4.400%	3.476	675.40
Term Bond due 2035	2,380,000.00	101.481	5.000%	8.023	1,880.20
Term Bond due 2045	7,210,000.00	99.461	5.625%	15.880	8,507.80
Term Bond due 2056	14,595,000.00	100.000	5.900%	26.508	20,578.95
	25,720,000.00			20.444	31,642.35

	TIC	All-In TIC	Arbitrage Yield
Par Value	25,720,000.00	25,720,000.00	25,720,000.00
+ Accrued Interest			
+ Premium (Discount)	-7,697.20	-7,697.20	-7,697.20
- Underwriter's Discount	-514,400.00	-514,400.00	
- Cost of Issuance Expense		-318,867.75	
- Other Amounts			
Target Value	25,197,902.80	24,879,035.05	25,712,302.80
Target Date	05/29/2025	05/29/2025	05/29/2025
Yield	5.941476%	6.055655%	5.761952%

BOND PRICING

Newfield Community Development District
(Martin County, Florida)
Special Assessment Revenue Bonds, Series 2025
(2025 Assessment Area)
Pricing Date: May 13, 2025
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Term Bond due 2030:						
	05/01/2027		360,000	4.400%	4.460%	99.734
	05/01/2028		375,000	4.400%	4.460%	99.734
	05/01/2029		390,000	4.400%	4.460%	99.734
	05/01/2030	65128A AAS	<u>410,000</u>	4.400%	4.460%	99.734
			1,535,000			
Term Bond due 2035:						
	05/01/2031		430,000	5.000%	4.810%	101.481
	05/01/2032		450,000	5.000%	4.810%	101.481
	05/01/2033		475,000	5.000%	4.810%	101.481
	05/01/2034		500,000	5.000%	4.810%	101.481
	05/01/2035	65128A AB3	<u>525,000</u>	5.000%	4.810%	101.481
			2,380,000			
Term Bond due 2045:						
	05/01/2036		555,000	5.625%	5.670%	99.461
	05/01/2037		585,000	5.625%	5.670%	99.461
	05/01/2038		620,000	5.625%	5.670%	99.461
	05/01/2039		655,000	5.625%	5.670%	99.461
	05/01/2040		690,000	5.625%	5.670%	99.461
	05/01/2041		730,000	5.625%	5.670%	99.461
	05/01/2042		775,000	5.625%	5.670%	99.461
	05/01/2043		820,000	5.625%	5.670%	99.461
	05/01/2044		865,000	5.625%	5.670%	99.461
	05/01/2045	65128A AC1	<u>915,000</u>	5.625%	5.670%	99.461
			7,210,000			
Term Bond due 2056:						
	05/01/2046		970,000	5.900%	5.900%	100.000
	05/01/2047		1,030,000	5.900%	5.900%	100.000
	05/01/2048		1,090,000	5.900%	5.900%	100.000
	05/01/2049		1,160,000	5.900%	5.900%	100.000
	05/01/2050		1,230,000	5.900%	5.900%	100.000
	05/01/2051		1,305,000	5.900%	5.900%	100.000
	05/01/2052		1,385,000	5.900%	5.900%	100.000
	05/01/2053		1,470,000	5.900%	5.900%	100.000
	05/01/2054		1,555,000	5.900%	5.900%	100.000
	05/01/2055		1,650,000	5.900%	5.900%	100.000
	05/01/2056	65128A AD9	<u>1,750,000</u>	5.900%	5.900%	100.000
			14,595,000			
			25,720,000			

Dated Date	05/29/2025	
Delivery Date	05/29/2025	
First Coupon	11/01/2025	
Par Amount	25,720,000.00	
Original Issue Discount	<u>-7,697.20</u>	
Production	25,712,302.80	99.970073%
Underwriter's Discount	<u>-514,400.00</u>	-2.000000%
Purchase Price	25,197,902.80	97.970073%
Accrued Interest		
Net Proceeds	<u>25,197,902.80</u>	

Exhibit D

Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

Newfield Community Development District
(Martin County, Florida)
Special Assessment Revenue Bonds, Series 2025
(2025 Assessment Area)
Pricing Date: May 13, 2025
Final Pricing Numbers

Sources:

Bond Proceeds:	
Par Amount	25,720,000.00
Net Original Issue Discount	-7,697.20
	<hr/>
	25,712,302.80
	<hr/> <hr/>

Uses:

Project Fund Deposits:	
Project Fund	21,909,221.98
Other Fund Deposits:	
Debt Service Reserve Fund 50% of MADs	903,029.07
Capitalized Interest Fund Thru 11/1/2026	<hr/>
	2,066,784.00
	2,969,813.07
Delivery Date Expenses:	
Cost of Issuance	318,867.75
Underwriter's Discount	<hr/>
	514,400.00
	833,267.75
	<hr/>
	25,712,302.80
	<hr/> <hr/>

Exhibit E

Annual Debt Service Payment Due on Series 2025 Bonds

BOND DEBT SERVICE

Newfield Community Development District
(Martin County, Florida)
Special Assessment Revenue Bonds, Series 2025
(2025 Assessment Area)
Pricing Date: May 13, 2025
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2025			613,576.50	613,576.50	613,576.50
05/01/2026			726,603.75	726,603.75	
11/01/2026			726,603.75	726,603.75	1,453,207.50
05/01/2027	360,000	4.400%	726,603.75	1,086,603.75	
11/01/2027			718,683.75	718,683.75	1,805,287.50
05/01/2028	375,000	4.400%	718,683.75	1,093,683.75	
11/01/2028			710,433.75	710,433.75	1,804,117.50
05/01/2029	390,000	4.400%	710,433.75	1,100,433.75	
11/01/2029			701,853.75	701,853.75	1,802,287.50
05/01/2030	410,000	4.400%	701,853.75	1,111,853.75	
11/01/2030			692,833.75	692,833.75	1,804,687.50
05/01/2031	430,000	5.000%	692,833.75	1,122,833.75	
11/01/2031			682,083.75	682,083.75	1,804,917.50
05/01/2032	450,000	5.000%	682,083.75	1,132,083.75	
11/01/2032			670,833.75	670,833.75	1,802,917.50
05/01/2033	475,000	5.000%	670,833.75	1,145,833.75	
11/01/2033			658,958.75	658,958.75	1,804,792.50
05/01/2034	500,000	5.000%	658,958.75	1,158,958.75	
11/01/2034			646,458.75	646,458.75	1,805,417.50
05/01/2035	525,000	5.000%	646,458.75	1,171,458.75	
11/01/2035			633,333.75	633,333.75	1,804,792.50
05/01/2036	555,000	5.625%	633,333.75	1,188,333.75	
11/01/2036			617,724.38	617,724.38	1,806,058.13
05/01/2037	585,000	5.625%	617,724.38	1,202,724.38	
11/01/2037			601,271.25	601,271.25	1,803,995.63
05/01/2038	620,000	5.625%	601,271.25	1,221,271.25	
11/01/2038			583,833.75	583,833.75	1,805,105.00
05/01/2039	655,000	5.625%	583,833.75	1,238,833.75	
11/01/2039			565,411.88	565,411.88	1,804,245.63
05/01/2040	690,000	5.625%	565,411.88	1,255,411.88	
11/01/2040			546,005.63	546,005.63	1,801,417.51
05/01/2041	730,000	5.625%	546,005.63	1,276,005.63	
11/01/2041			525,474.38	525,474.38	1,801,480.01
05/01/2042	775,000	5.625%	525,474.38	1,300,474.38	
11/01/2042			503,677.50	503,677.50	1,804,151.88
05/01/2043	820,000	5.625%	503,677.50	1,323,677.50	
11/01/2043			480,615.00	480,615.00	1,804,292.50
05/01/2044	865,000	5.625%	480,615.00	1,345,615.00	
11/01/2044			456,286.88	456,286.88	1,801,901.88
05/01/2045	915,000	5.625%	456,286.88	1,371,286.88	
11/01/2045			430,552.50	430,552.50	1,801,839.38
05/01/2046	970,000	5.900%	430,552.50	1,400,552.50	
11/01/2046			401,937.50	401,937.50	1,802,490.00
05/01/2047	1,030,000	5.900%	401,937.50	1,431,937.50	
11/01/2047			371,552.50	371,552.50	1,803,490.00
05/01/2048	1,090,000	5.900%	371,552.50	1,461,552.50	
11/01/2048			339,397.50	339,397.50	1,800,950.00
05/01/2049	1,160,000	5.900%	339,397.50	1,499,397.50	
11/01/2049			305,177.50	305,177.50	1,804,575.00
05/01/2050	1,230,000	5.900%	305,177.50	1,535,177.50	
11/01/2050			268,892.50	268,892.50	1,804,070.00
05/01/2051	1,305,000	5.900%	268,892.50	1,573,892.50	
11/01/2051			230,395.00	230,395.00	1,804,287.50
05/01/2052	1,385,000	5.900%	230,395.00	1,615,395.00	
11/01/2052			189,537.50	189,537.50	1,804,932.50
05/01/2053	1,470,000	5.900%	189,537.50	1,659,537.50	
11/01/2053			146,172.50	146,172.50	1,805,710.00
05/01/2054	1,555,000	5.900%	146,172.50	1,701,172.50	
11/01/2054			100,300.00	100,300.00	1,801,472.50

BOND DEBT SERVICE

Newfield Community Development District
(Martin County, Florida)
Special Assessment Revenue Bonds, Series 2025
(2025 Assessment Area)
Pricing Date: May 13, 2025
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2055	1,650,000	5.900%	100,300.00	1,750,300.00	
11/01/2055			51,625.00	51,625.00	1,801,925.00
05/01/2056	1,750,000	5.900%	51,625.00	1,801,625.00	
11/01/2056					1,801,625.00
	25,720,000		30,456,016.55	56,176,016.55	56,176,016.55