

WILFORD PRESERVE
Community Development District

FEBRUARY 23, 2022

AGENDA

**Wilford Preserve
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.WilfordPreserveCDD.com

February 16, 2022

Board of Supervisors
Wilford Preserve Community Development District
Staff Call In #: 1-888-394-8197 Code 343382

Dear Board Members:

The Wilford Preserve Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, February 23, 2022 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the November 18, 2021 Meeting
- IV. Ratification of Resident Requests for Fence Installations within District Easements
 - A. 728 Sycamore Way
 - B. 2730 Copperwood Avenue
- V. Consideration of Resolution 2022-01, Designating Officers
- VI. Consideration of Kutak Rock Fee Agreement
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of Requisition Nos. 107 and 113-119
 - C. District Manager
- VIII. Financial Reports
 - A. Balance Sheet and Income Statement

- B. Check Registers
 - 1. November / December
 - 2. January

IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meeting – March 17, 2022 at 1:30 p.m. at the Plantation Oaks Amenity Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Thursday, November 18, 2021 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Shannon Ray	Supervisor
Linda Richardson	Supervisor
Louis Cowling	Vice Chairman

Also present were:

Marilee Giles	District Manager
Joe Brown	District Counsel by telephone
Glynn Taylor	District Engineer
Jay Soriano	GMS, LLC

The following is a summary of the discussions and actions taken at the November 18, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Giles called the meeting to order at 1:36 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 21, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor the minutes of the October 21, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Asphalt Overlay

Mr. Taylor presented a proposal from Kudzue 3 Trucking and Paving for an asphalt overlay in Phase 1, which is scheduled to begin on November 22nd. Mr. Cowling noted there

will also be repair work such as milling done, which will add to the total fee of the proposal and asked that the Board approve a not to exceed amount of \$125,000.

On MOTION by Mr. Cowling seconded by Ms. Ray with all in favor an asphalt overlay in Phase 1 and repair work in an amount not to exceed \$125,000 was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer - Ratification of Requisition Nos. 108-112

Mr. Taylor provided an overview of the requisitions, copies of which were included in the agenda package.

On MOTION by Mr. Cowling seconded by Ms. Ray with all in favor requisition numbers 108-112 were ratified.

C. District Manager

Ms. Giles asked if Mr. Cowling had an update on the amenity management contract start date. Mr. Cowling stated that as of now he is okay with starting the contract in January of 2022 and the date could be narrowed down closer to completion of the amenity center.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Income Statement****B. Assessment Receipts Schedule****C. Check Register**

Ms. Giles gave a brief overview of the financial reports, copies of which were included in the agenda package. She asked for approval of the check register totaling \$16,604.46.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor the check register was approved.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 20, 2022
at 1:30 p.m. at the Plantation Oaks
Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Ray seconded by Ms. Richardson with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

City, State, Zip: Orange Park FL 32067
 Phone: (204) 823 6500 Email: evansfamily19@gmail.com
 Lot Number: 100 Phase: 1 Application Date: 11/7/21
 Room Additions: \$100.00 All Other: \$50.00 Make Checks Payable to: Floridian Property
 Management Note: No Fee for Satellite Dish or Solar Panels

email
11/16
11-17
email

A SURVEY/SITE PLAN (see your Closing Package) MUST BE SUBMITTED WITH ANY APPLICATION. THE SURVEY/SITE PLAN MUST DENOTE THE PLACEMENT OF ANY CHANGES or STRUCTURE(S) or IMPROVEMENTS (Fence, Patio, Sidewalks, Porch, Lanai, Pool, Screen Enclosure, Landscaping, etc.) PLANS AND SPECIFICATIONS ARE REQUIRED IN THE CASE OF POOLS, PATIOS, ENCLOSURES, AND ROOM ADDITIONS. PHOTOS ARE HELPFUL WITH THE APPROVAL PROCESS IN ALL CASES.

(Circle Improvement Type Below)

1. **Fencing:** Most Interior Lots: Type (A) Six foot (6') Tan Vinyl, Tongue and Groove, (No Lattice Top), with New England caps, and Eight Foot (8ft.) Panel width. Lake Lots: Type (B) Four foot (4') high, Black flat top, aluminum, fencing.
2. **Pool:** (A) Pool Only (B) Pool with Screen Enclosure: (C) Hot Tub: (Must submit: Scaled plans and drawings denoting all pool, patio, or screen enclosure improvements. Specifications provided by a Professional Pool Contractor will facilitate the review process.)
3. **Glass/Screen Enclosure** of existing porch or lanai. (Scaled plans or drawings required.)
4. **Patio, Driveway, Sidewalks, Extensions** (Submit: Survey/Site Plan denoting "Scaled" plans and drawings showing proposed improvements with dimensions. Materials to be used - Name - Type - Color, and Specific Description of any and all improvements. Color Copy Examples obtained from Internet Web Sources will facilitate the submittal process.)
5. **Detached Structures, Pergolas, Sheds, etc.** (Must submit: "Scaled" and detailed plans, drawings, photos, etc. with all height, width, depth, and other dimensions depicting proposed improvements.)
6. **Landscaping** (Must submit: Survey/Site Plan denoting location with Specific Plant Description.)
7. **Other** (Recreational equipment, play structures, garden statues, trampolines, wells, etc. - Must submit: Pictures or plans with all dimensions - height/width/length - etc. Color Copy Examples obtained from Internet Web Sources will facilitate the submittal process.)
8. **Satellite Dish or Solar Panels** (preferred locations indicated)
9. **Paint** (Photo of your home, and neighbors' homes are required. Also must submit individual Color Sample, Color Code, Color Name, & Manufacturer Name for Body Color - Trim Color - and Accent Color.)
10. **Other**



B.

Wilford Preserve Homeowners Association, Inc.
Architectural Control Committee Application

Mail To: Wilford Preserve Homeowners Association Architectural Control Committee
414 Old Hard Road, Suite 502 – Fleming Island, FL 32003 - Office: (904) 592-4090

PLEASE READ CAREFULLY SO AS TO NOT DELAY YOUR REQUEST
(Scheduled ARC Meetings are the 1st and 3rd Wednesday of each month.)
Applications must be received no later than the Wednesday prior to the ARC Hearing.
Approval Correspondences are mailed out the week following ARC Hearings.

"THIRTY (30) DAYS are ALLOWED FOR THE APPROVAL PROCESS"

Directions for Electronic Filings:

1. All supporting documentation must be included with the Application as one attachment to your email which can be downloaded and printed as a single document. Multiple attachments will not be accepted.
2. When submitting application via email – Application and all supporting documentation should be transmitted as one attachment to the email, which can be downloaded and printed as a single and complete document. Multiple attachments cannot be accepted with Email Submittals
3. Online Payment: Go to floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name: David Directo
Address: 2730 Copperwood Avenue
City, State, Zip: Orange Park, FL, 32073
Phone: 904-333-4120 Email: david.directo@gmail.com
Lot Number: 26 Phase: 2 Application Date: 12/17/2021

Fee Structure: **CHECK PAYABLE TO "FLORIDIAN PROPERTY MANAGEMENT, LLC"**

Room Additions: **\$100.00** All other: **\$50.00** Note: No Fee for Satellite Dishes or Solar Panels

Minimum Submittal Requirements

- A. **SURVEY** (see your Closing Package) **MUST BE SUBMITTED WITH ANY APPLICATION.**
- B. **THE SURVEY MUST DENOTE** the placement of any changes, structures, or improvements, including but not limited to **FENCES, PATIOS, WALKS, PORCH, POOL, SCREEN ENCLOSURE, LANDSCAPING**, etc.
- C. **PLANS AND SPECIFICATIONS** are required in the case of **POOLS, PATIOS, and ENCLOSURES.**
- D. **PHOTOS** ARE HELPFUL WITH THE APPROVAL PROCESS IN ALL CASES.

(Circle Improvement Type Below)

1. Fencing: Most Interior Lots: Type **(A)** Six-foot (6') Tan Vinyl, Tongue and Groove, (No Lattice Top), with New England caps, and Eight Foot (8ft.) Panel width. Lake Lots: Type **(B)** Four foot (4') high, Black flat top, aluminum, fencing.

2. (A) Pool Only (B) Pool with Screen Enclosure: (Scaled plans and drawings, pool, patio, and screen enclosure specifications to be provided by Certified Pool Contractor. All improvements including pool equipment must be drawn to scale on **SURVEY showing all measurements and Setbacks.**)

3. (A) Glass (B) Screen Enclosure of existing porch or lanai (Must include color of supports and screen.)

4. New Screen Enclosure: (Must submit scaled Plans & Specifications from Certified Contractor.)

5. Patio, Driveway, and Sidewalk extensions: (Must Submit Scaled plans and drawings showing all proposed improvements plotted to scale on survey with measurements and setbacks accurately denoted. Must provide all material specifications - Name, Type, Color, and Description of any and all materials. Photo examples obtained from Internet Web Sources will facilitate the submittal process.)

6. Detached Structures, Pergola, Gazebo, Trellis, etc: (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design and all dimensions of proposed improvements. Structure location to be drawn to scale with measurements and setbacks shown on survey.)

7. Storage Sheds: (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design, and all dimensions of proposed improvements. Storage shed location to be drawn to scale with measurements and setbacks shown on survey. Storage sheds and buildings must be mounted on a concrete slab or foundation, of frame construction, with walls painted the same color as dwelling and with roofing shingles that match dwelling shingles. No plastic, aluminum, etc. sheds allowed.)

8. Landscaping (Must submit Survey showing location of all landscape improvements. Must provide Plant List with written and pictorial specifications for all plant types, plant sizes, plant quantity, as well as mulch type and landscape border specifications.)

9. Recreational Equipment, Play Structures, Garden Statues, Trampolines, Wells, etc: (Must submit plans with all dimensions - height/width/length/etc. - all accurately plotted on survey. Color copy examples and specifications obtained from Internet Web Sources will facilitate the submittal process.)

10. Roof Replacement: (Must submit specifications showing manufacturer, type of shingle, and length of warranty, as well as a color sample of shingle from brochure.)

11. Emergency Generators: (Must submit specifications including manufacturer, dimensions, and information regarding propane tanks, if any. Location of generator and tanks must be shown on survey.)

12. Satellite Dish or Solar Panels: (Provide written and pictorial specifications for all equipment with installation locations accurately plotted on survey and any other pictorial representations.)

13. Paint: (Photos of your home and each side yard neighbors' homes are required; Must submit Manufacturer - Product Code - Color Name - and Color Sample for BODY-TRIM-ACCENT-or any Other Color).

14. Other: _____

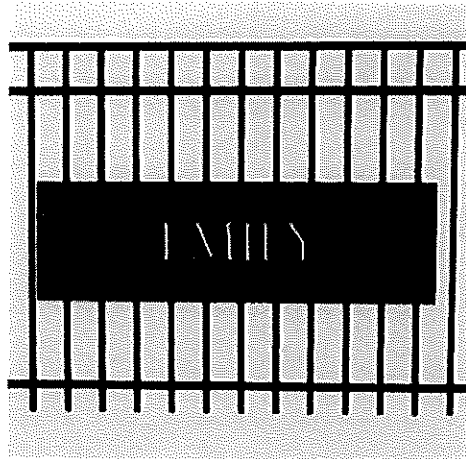
Sherry Adair

From: Floridian Property Management <info@floridianpropertymanagement.com>
Sent: Friday, December 17, 2021 12:36 PM
To: Sherry Adair
Subject: Floridian Property Management | ARB Request

Association Name:: Wilford Preserve
Current Owners Name:: David Directo
Your First Name:: David
Your Last Name: Directo
Phone: 904-333-4120
Email: david.directo@gmail.com
Property Address: 2730 Copperwood Avenue
City: Orange Park
State: FL
Zip: 32073

I am paying for this ARB Request by:: Credit Card

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v



FIFTH ORDER OF BUSINESS

RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
WILFORD PRESERVE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Wilford Preserve Community Development District:

- SECTION 1.** _____ is appointed Chairman.
- SECTION 2.** _____ is appointed Vice Chairman.
- SECTION 3.** Marilee Giles _____ is appointed Secretary and Treasurer.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- Ernesto Torres / Daniel Laughlin _____ is appointed Assistant Treasurer.
- Jim Oliver _____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23RD DAY OF FEBRUARY, 2022.

ATTEST

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Wilford Preserve Community Development District (“**Client**”)
c/o Governmental Management Services
475 West Town Place, Suite 114
St Augustine, Florida 32092

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Wesley S. Haber	\$330
Associates	\$220-250
Paralegals	\$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**WILFORD PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Its: _____

Date: _____

KUTAK ROCK LLP

By: _____

Its: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

SEVENTH ORDER OF BUSINESS

B.

**FORM OF REQUISITION
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 107
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$6,069.36
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer



Taylor & White, Inc.

Civil Design & Consulting Engineers

INVOICE

9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
t: (904) 346-0671 - f: (904) 346-3051
www.TaylorandWhite.com

Wilford Preserve CDD
Attn: Bernadette Peregrino
District Accountant
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice number 4291
Date 10/13/2021

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 10/10/2021. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$6,069.36

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PHASE 2A REVISIONS	0.00	24,515.00	24,515.00	0.00	0.00
ADDITIONAL SUPPLEMENTAL ENGINEER'S REPORT-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*TEMPORARY SALES TRAILER	0.00	565.00	565.00	0.00	0.00
ENGINEER'S SUPPLEMENTAL REPORT (LS)-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*DISTRICT ENGINEER-HRLY-NTE	60,000.00	77,556.25	79,503.75	132.51	1,947.50
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	105,670.18	109,580.18	146.11	3,910.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*AMENITY CENTER MODIFICATION-CLOSED	0.00	23,740.00	23,740.00	0.00	0.00
*SLEEVING PLAN-CLOSED	0.00	2,898.75	2,898.75	0.00	0.00
*PROJECT ADMIN. & COORDINATION-HRLY-NTE	10,000.00	8,371.25	8,466.25	84.66	95.00
REIMBURSABLES	0.00	9,005.79	9,122.65	0.00	116.86
Total	179,200.00	282,927.22	288,996.58	161.27	6,069.36

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. eor eor review	4.00	660.00
Jane M. White REQ 103 req no 105	1.00	80.00
Richard "JJ" Edwards Onsite site visit to inspect and photo the Phase I Curbing replacement. Onsite to walk repaired curb within Phase I. Send As-Built PDF and Snapshot of the intersection of Sycamore Way and Copperwood to Dreamfinders as requested. Compile Clay County Storm Pipe repair letter submittal package for delivery to CEI/Clay County. Review internal grout repair video. Develop Clay County Pipe Repair Letter.	9.00	1,035.00
Taylor L. Forth respond to contractor's questions, review slopes for contractor	1.50	172.50

Phase subtotal 1,947.50

***Construction Obsv/Certs-HRLY-NTE**

	Units	Billed Amount
Taylor L. Forth	34.00	3,910.00
<i>paving and drainage as built review</i>		
<i>as built review</i>		
<i>as built review</i>		
<i>review as built</i>		
<i>as built review, check road grades against design</i>		
<i>finish review, scan, email contractor</i>		

***Project Admin. & Coordination-HRLY-NTE**

	Units	Billed Amount
Ray A. Howard	1.00	95.00
<i>Delivered paperwork to Clay County on Phase 2B Pipe Remedies.</i>		

subtotal 50.50 5,952.50

Reimbursables

	Billed Amount
Mileages	116.86
<i>Onsite to Photo the new curb in Phase I</i>	
<i>Onsite Phase I partial walkthrough of repaired curb.</i>	
<i>Onsite pay Application verification</i>	
<i>Delivered packwork to Clay County.</i>	

Invoice total **6,069.36**

**FORM OF REQUISITION
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 113
- (B) Name of Payee: KUDZUE 3
- (C) Amount Payable: \$99,404.52
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

1. XXX ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

Exhibit A

KUDZUE 3 Trucking & Paving

P.O. BOX 1799
YULEE, FL. 32041



OFFICE: 904-388-7838
FAX: 904-384-9638

PROPOSAL and CONTRACT REVISION 2

To: WILFORD PRESERVE CDD 475 WEST TOWN PLACE, STE 114 ST AUGUSTINE, FL 32092 Attn: DANIEL PIERATTI Phone: 904-866-8191 E-Mail: daniel.pieratti@dreamfindershomes.com
--

Project: WILFORD PRESERVE PHASE 1 Location:
--

Date: 11/30/2021

Quantity	Units	Description		Unit Price	Total
13,626	SY	1" SP-9.5 COMMERCIAL OVERLAY	@	\$ 7.02	\$ 95,654.52
50	TN	OVERRUN	@	\$ 75.00	\$ 3,750.00

TOTAL AMOUNT \$ 99,404.52

QUANTITIES: The above noted quantities were not measured by Kudzue and therefore may not reflect the actual amount required for this project. Above amounts are to be used for estimation purposes only and actual measurements will be taken when project commences.

INCLUDES: One mobilization - Additional mobilizations are \$1,500.00 each.

EXCLUDES: Any traffic control devices and/or off duty officers. Testing and prime are the responsibility of the contractor unless noted otherwise.

IMPORTANT: Kudzue 3 Trucking & Paving is not responsible for failure of final products due to yielding, uneven base or irregularities in the base exceeding 1/4". No guarantee of drainage can be given for a rate of fall less than 2%. Mobilization & installation are conditional upon review & acceptance of the base by Kudzue personnel. Proposed work will be performed & accepted according to industry standards.

PRICING: The unit prices shown above are good for 30 days only. In order to guarantee these rates for six (6) months, please sign below & return a copy to us within the next 10 (ten) days.

A complete agreement between the two (2) parties includes the Terms and Conditions contained on page 2. A fully executed proposal is required prior to scheduling the work.

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WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

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- (A) Requisition Number: 114
- (B) Name of Payee: Eisman & Russo
- (C) Amount Payable: \$2,143.68
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer



6455 Powers Avenue
Jacksonville, FL 32217
904-733-1478

Wilford Preserve CDD CO
9556 Historic Kings Road S., Suite 102
Jacksonville, FL 32257
Glynn Taylor

Invoice number 2233-30
Date 12/08/2021

Project 2233 Wilford Reserve, Phase 1

Professional Services through 11/26/2021.

CEI SERVICES

	Hours	Rate	Billed Amount
Sr. Inspector			
Leonel J. Diaz	28.00	76.56	2,143.68
Invoice total			2,143.68

Invoice Summary

Description	Contract Amount	Total Billed	Remaining	Current Billed
CEI SERVICES	160,184.00	156,908.40	3,275.60	2,143.68
Total	160,184.00	156,908.40	3,275.60	2,143.68

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2233-30	12/08/2021	2,143.68	2,143.68				
	Total	2,143.68	2,143.68	0.00	0.00	0.00	0.00

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WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

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- (A) Requisition Number: 115
- (B) Name of Payee: Hopping Green & Sams Attorney
- (C) Amount Payable: \$1,446.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

September 17, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 125631
Billed through 08/31/2021

Project Construction
WLPCDD 00103 WSH

RECEIVED DEC 08 2021

FOR PROFESSIONAL SERVICES RENDERED

08/16/21	WSH	Prepare for and participate in conference call regarding curb repairs.	1.20 hrs
08/16/21	JAB	Review construction agreement and related materials concerning repair or replacement of defective curb; work session with Haber regarding same.	1.70 hrs
08/17/21	JAB	Review construction agreement and related materials concerning repair or replacement of defective curb; work session with Haber regarding same.	1.30 hrs
Total fees for this matter			\$1,446.00

MATTER SUMMARY

Brown, Joseph A.	3.00 hrs	350 /hr	\$1,050.00
Haber, Wesley S.	1.20 hrs	330 /hr	\$396.00

TOTAL FEES \$1,446.00

TOTAL CHARGES FOR THIS MATTER **\$1,446.00**

BILLING SUMMARY

Brown, Joseph A.	3.00 hrs	350 /hr	\$1,050.00
Haber, Wesley S.	1.20 hrs	330 /hr	\$396.00

TOTAL FEES \$1,446.00

TOTAL CHARGES FOR THIS BILL **\$1,446.00**

Please include the bill number with your payment.

**FORM OF REQUISITION
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

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- (A) Requisition Number: 116
- (B) Name of Payee: England-Thims & Miller, Inc.
- (C) Amount Payable: \$1,625.11
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer



Chad Sigmon
 Dream Finders Homes, LLC
 14701 Phillips Highway
 Suite 300
 Jacksonville, FL 32256

December 06, 2021
 Project No: 17186.14000
 Invoice No: 0200614

Project 17186.14000 Wilford Preserve Phase 2 - CEI Services
Professional Services rendered through November 27, 2021

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Donchez, James	11/6/2021	.50	123.97	61.99	
Donchez, James	11/13/2021	1.00	123.97	123.97	
Donchez, James	11/20/2021	1.00	123.97	123.97	
Assistant Project Manager					
Brooks, Jeffrey	11/13/2021	1.00	101.20	101.20	
Sr. Inspector					
Brown, Corey	11/6/2021	4.00	75.27	301.08	
Brown, Corey	11/13/2021	6.00	75.27	451.62	
Brown, Corey	11/20/2021	4.00	75.27	301.08	
Brown, Corey	11/27/2021	2.00	75.27	150.54	
Totals		19.50		1,615.45	
Total Labor					1,615.45

Expenses

Mileage			8.40	
Total Expenses		1.15 times	8.40	9.66

Invoice Total this Period \$1,625.11

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 11775 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel 904-622-8890 • Fax 904-648-9485
 GA-0002534 LC-000016

**FORM OF REQUISITION
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

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- (A) Requisition Number: 117
- (B) Name of Payee: England-Thims & Miller, Inc.
- (C) Amount Payable: \$3,806.06
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
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Consulting Engineer



Dream Finders Homes, LLC
14701 Philips Highway
Suite 300
Jacksonville, FL 32256

December 07, 2021
Project No: 17186.31000
Invoice No: 0200649

Project 17186.31000 Wilford Preserve Phase 3A & 3B - CEI

Professional Services rendered through November 27, 2021

Task 01 Limited Dev (CEI) Inspection Services for Phase 1A

Total Fee 63,434.27

Percent Complete

62.00 Total Earned

39,329.25

Previous Fee Billing

35,523.19

Current Fee Billing

3,806.06

Total Fee

3,806.06

Total this Task

\$3,806.06

Invoice Total this Period

\$3,806.06

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS

14725 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel: 904 642 1890 • Fax: 904 642 1481

CA-0002564 LC-0002110

**FORM OF REQUISITION
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

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- (A) Requisition Number: 118
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$4,989.85
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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Consulting Engineer



Taylor & White, Inc.

Civil Design & Consulting Engineers

INVOICE

9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
t: (904) 346-0671 - f: (904) 346-3051
www.TaylorandWhite.com

Wilford Preserve CDD
Attn: Bernadette Peregrino
District Accountant
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice number 4381
Date 12/15/2021

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 12/12/2021. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$4,989.85

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PHASE 2A REVISIONS CLOSED	0.00	24,515.00	24,515.00	0.00	0.00
ADDITIONAL SUPPLEMENTAL ENGINEER'S REPORT-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*TEMPORARY SALES TRAILER	0.00	565.00	565.00	0.00	0.00
ENGINEER'S SUPPLEMENTAL REPORT (LS)-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*DISTRICT ENGINEER-HRLY-NTE	60,000.00	84,641.25	85,778.75	142.96	1,137.50
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	110,245.18	113,320.18	151.09	3,075.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*AMENITY CENTER MODIFICATION-CLOSED	0.00	23,740.00	23,740.00	0.00	0.00
*SLEEVING PLAN-CLOSED	0.00	2,898.75	2,898.75	0.00	0.00
*PROJECT ADMIN. & COORDINATION-HRLY-NTE	10,000.00	8,868.75	9,468.75	94.69	600.00
REIMBURSABLES	0.00	9,122.65	9,300.00	0.00	177.35
Total	179,200.00	295,201.58	300,191.43	167.52	4,989.85

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. CDD Meeting Dist eng	5.50	907.50
Richard "JJ" Edwards Onsite to photograph Phase I final lift installation.	2.00	230.00

Phase subtotal 1,137.50

*Construction Obsv/Certs-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. Phase I curb walk thru green cove springs 2A & 2B Construction co co	9.00	1,485.00

***Construction Obsv/Certs-HRLY-NTE**

	Units	Billed Amount
Ray A. Howard	1.00	95.00
<i>Worked on closeout package for Phase 2 CCUA.</i>		
Richard "JJ" Edwards	13.00	1,495.00
<i>Onsite to meet with the CEI and check sidewalk slopes within Phase 2B and compare to redlined Paving and Drainage As-Builts.</i>		
<i>Onsite walkthrough of the Phase I curb repair. Coordinate with the Geotechnical Engineer regarding groundwater seepage in roadway.</i>		
<i>Coordinate with the Geotechnical Engineer regarding groundwater seepage in roadway. Send as-Builts and paving and Drainage Sheets to Geotechnical Engineer for review.</i>		
<i>Onsite CCUA Final inspection walk through</i>		

Phase subtotal 3,075.00

***Project Admin. & Coordination-HRLY-NTE**

	Units	Billed Amount
D. Glynn Taylor, P.E.	1.50	247.50
<i>To CCUA for Phase II sewer DVD</i>		
Ray A. Howard	2.50	237.50
<i>Worked on closeout permits for Phase 2.</i>		
Richard "JJ" Edwards	1.00	115.00
<i>Attend conference call regarding Phase 2B closeout with CCUA and Clay County. Contact CCUA inspector regarding the status of Phase 2B As-Builts and Final Inspection request.</i>		

Phase subtotal 600.00
subtotal 35.50 4,812.50

Reimbursables

Mileages

Onsite to meet CEI to inspect Sidwak and ADA Ramps
Phase I Curb repair walkthrough onsite.
to CCUA for phase II sewer dvd
Onsite for the Phase I Asphalt Final lift
Onsite Final walk through for CCUA Final Inspection
green cove springs 2A & 2B Construction

Billed Amount
177.35

Invoice total **4,989.85**

**FORM OF REQUISITION
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A**

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 119
- (B) Name of Payee: Hopping Green & Sams Attorney
- (C) Amount Payable: \$495.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 15, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124721
Billed through 06/30/2021

Project Construction

WLPCDD 00103 WSH

FOR PROFESSIONAL SERVICES RENDERED

06/14/21	WSH	Prepare for and participate in call with Sigmon, Taylor, and Cowling regarding use of construction proceeds.	1.10 hrs
06/30/21	WSH	Review and respond to correspondence from Taylor regarding construction proceeds.	0.40 hrs
Total fees for this matter			\$495.00

MATTER SUMMARY

Haber, Wesley S.	1.50 hrs	330 /hr	\$495.00
TOTAL FEES			\$495.00
TOTAL CHARGES FOR THIS MATTER			<u>\$495.00</u>

BILLING SUMMARY

Haber, Wesley S.	1.50 hrs	330 /hr	\$495.00
TOTAL FEES			\$495.00
TOTAL CHARGES FOR THIS BILL			<u>\$495.00</u>

Please include the bill number with your payment.

EIGHTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Statements
as of
January 31, 2022



WILFORD PRESERVE
Community Development District
Combined Balance Sheet
January 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
Assets:				
Cash	\$105,350	---	---	\$105,350
Investments:				
Debt Service 2018B				
Reserve	---	\$358,225	---	\$358,225
Revenue	---	\$8,732	---	\$8,732
Prepayment	---	\$389,403	---	\$389,403
Construction	---	---	\$451	\$451
Debt Service 2019A				
Reserve	---	\$183,159.64	---	\$183,160
Revenue	---	\$325,311.95	---	\$325,312
Construction	---	---	\$2,229,934	\$2,229,934
Custody	\$51,636	---	---	\$51,636
Utility Deposits	\$150	---	---	\$150
Total Assets	<u>\$157,136</u>	<u>\$1,264,832</u>	<u>\$2,230,384</u>	<u>\$3,652,351</u>
Liabilities:				
Accounts Payable	\$18,090	---	---	\$18,090
Contracts Payable	---	---	\$15,028	\$15,028
Retainage Payable	---	---	\$627,267	\$627,267
Fund Balances:				
Restricted for 2018B Debt Service	---	\$756,360	---	\$756,360
Restricted for 2019A Debt Service	---	\$508,472	---	\$508,472
Restricted for 2018B Capital Projects	---	---	\$451	\$451
Restricted for 2019A Capital Projects	---	---	\$1,587,639	\$1,587,639
Unassigned	\$139,046	\$0	\$0	\$139,046
Total Liabilities & Fund Equity	<u>\$157,136</u>	<u>\$1,264,832</u>	<u>\$2,230,384</u>	<u>\$3,652,351</u>

WILFORD PRESERVE
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending January 31, 2022

Adopted	Prorated	Actual	
Budget	01/31/22	01/31/22	Variance

REVENUES:

Assessments - Tax Roll	\$202,010	\$131,534	\$131,534	\$0
Assessments - Direct	\$125,819	\$18,282	\$18,282	\$0
Interest	\$0	\$0	\$1	\$1
Micellaneous Revenue	\$0	\$0	\$131	\$131
TOTAL REVENUES	\$327,829	\$149,817	\$149,948	\$131

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$10,000	\$3,333	\$0	\$3,333
Arbitrage	\$1,200	\$400	\$600	(\$200)
Dissemination	\$7,000	\$2,333	\$2,333	\$0
Attorney	\$20,000	\$6,667	\$2,695	\$3,972
Annual Audit	\$5,800	\$1,933	\$0	\$1,933
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$6,020	\$3,450	\$3,450	\$0
Management Fees	\$46,800	\$15,600	\$15,600	\$0
Information Technology	\$1,000	\$333	\$333	\$0
Website Compliance	\$600	\$200	\$200	\$0
Telephone	\$300	\$100	\$43	\$57
Postage	\$1,000	\$333	\$64	\$269
Printing & Binding	\$1,500	\$500	\$108	\$392
Insurance	\$6,512	\$6,512	\$6,127	\$385
Legal Advertising	\$5,000	\$1,667	\$149	\$1,518
Other Current Charges	\$600	\$200	\$125	\$75
Office Supplies	\$500	\$167	\$0	\$166
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$119,007	\$48,904	\$37,002	\$11,902

Grounds Maintenance:

Insurance	\$8,000	\$2,667	\$0	\$2,667
Pool Monitors	\$4,000	\$1,333	\$0	\$1,333
Field Operations Manager	\$30,000	\$10,000	\$0	\$10,000
Office Supplies / Mailings / Printing	\$600	\$200	\$0	\$200
Pool Maintenance	\$20,000	\$6,667	\$0	\$6,667
Permit Fees	\$450	\$150	\$0	\$150
Landscape Maintenance	\$49,948	\$16,649	\$21,700	(\$5,051)
Irrigation Maintenance	\$1,000	\$333	\$0	\$333

WILFORD PRESERVE
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending January 31, 2022

	Adopted	Prorated	Actual	
	Budget	01/31/22	01/31/22	Variance
Lake Maintenance	\$8,724	\$2,908	\$2,908	\$0
General Facility Maintenance	\$15,000	\$5,000	\$650	\$4,350
Streetlighting	\$15,000	\$5,000	\$0	\$5,000
Telephone/Cable/Internet	\$2,500	\$833	\$0	\$833
Electric	\$15,000	\$5,000	\$0	\$5,000
Water/Sewer/Irrigation	\$20,000	\$6,667	\$1,610	\$5,056
Refuse Service	\$2,000	\$667	\$0	\$667
Janitorial Services	\$9,500	\$3,167	\$0	\$3,167
Special Events	\$6,000	\$2,000	\$0	\$2,000
Recreational Passes	\$1,100	\$367	\$0	\$367
 Total Grounds Maintenance	 \$208,822	 \$69,607	 \$26,868	 \$42,739
 TOTAL EXPENDITURES	 \$327,829	 \$118,511	 \$63,870	 \$54,641
 EXCESS REVENUES (EXPENDITURES)	 \$0		 \$86,077	
 FUND BALANCE - Beginning	 \$0		 \$52,968	
 FUND BALANCE - Ending	 \$0		 \$139,046	

WILFORD PRESERVE
Community Development District
General Fund
 Month By Month Income Statement
 Fiscal Year 2022

[illegible]

WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2018B
Statement of Revenues & Expenditures
For the Period ending January 31, 2022

Adopted Budget	Prorated 01/31/22	Actual 01/31/22	Variance
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REVENUES:

Assessments	\$248,688	\$0	\$0	\$0
Interest Income	\$20	\$7	\$11	\$5
Prepayment	\$0	\$0	\$370,492	\$370,492
Carry Forward Surplus	\$285,549	\$0	\$0	\$0

TOTAL REVENUES	\$534,277	\$27	\$370,503	\$370,477
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EXPENDITURES:

Series 2018

Interest Expense - 11/1	\$128,656	\$128,656	\$128,656	\$0
Principal Expense - 11/1 (Prepayment)	\$150,000	\$150,000	\$435,000	(\$285,000)
Interest Expense - 5/1	\$124,344	\$0	\$0	\$0

TOTAL EXPENDITURES	\$403,000	\$278,656	\$563,656	(\$285,000)
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OTHER SOURCES/(USES)

Transfer In/(Out)	\$0	\$0	(\$6)	(\$6)
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TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$6)	(\$6)
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EXCESS REVENUES (EXPENDITURES)	\$131,277	(\$193,159)		
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FUND BALANCE - Beginning	\$200,910		\$949,519	
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FUND BALANCE - Ending	<u>\$332,187</u>		<u>\$756,360</u>	
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WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2019A
Statement of Revenues & Expenditures
For the Period ending January 31, 2022

Proposed Budget	Prorated 01/31/22	Actual 01/31/22	Variance
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REVENUES:

Assessment - Tax Roll	\$357,920	\$233,052	\$233,052	\$0
Assessment - Direct	\$163,708	\$81,851	\$81,851	\$0
Interest Income	\$0	\$0	\$6	\$6
Carry Forward Surplus	\$206,017	\$0	\$0	\$0

TOTAL REVENUES	\$727,645	\$314,903	\$314,909	\$6
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EXPENDITURES:

Series 2019A

Interest Expense - 11/1	\$196,115	\$196,115	\$195,605	\$510
Interest Expense - 5/1	\$196,115	\$0	\$0	\$0
Principal Expense - 5/1	\$130,000	\$0	\$0	\$0

TOTAL EXPENDITURES	\$522,230	\$196,115	\$195,605	\$510
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OTHER SOURCES/(USES)

Transfer In/(Out)	\$0	\$0	\$0	\$0
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TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)	\$205,415	\$119,304		
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FUND BALANCE - Beginning	\$226,451	\$389,168		
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FUND BALANCE - Ending	<u>\$431,866</u>	<u>\$508,472</u>		
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WILFORD PRESERVE
Community Development District
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures
For the Period ending January 31, 2022

	Series 2018B	Series 2019A
<u>REVENUES:</u>		
Interest Income	\$0	\$39
Developer Contributions	\$0	\$6,387
TOTAL REVENUES	\$0	\$6,426
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$148,832
TOTAL EXPENDITURES	\$0	\$148,832
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$6	\$0
TOTAL OTHER SOURCES/(USES)	\$6	\$0
EXCESS REVENUES (EXPENDITURES)	\$6	(\$142,406)
FUND BALANCE - Beginning	\$445	\$1,730,045
FUND BALANCE - Ending	\$451	\$1,587,639

WILFORD PRESERVE
Community Development District
Long Term Debt Report

SERIES 2018B, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	5.75%	
MATURITY DATE:	5/1/2028	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$358,225	
RESERVE FUND BALANCE	\$358,225	
BONDS OUTSTANDING - 7/23/18		\$6,230,000
Less: May 1, 2020		(\$990,000)
Less: August 1, 2020		(\$380,000)
Less: November 1, 2020		(\$265,000)
Less: February 1, 2021		(\$65,000)
Less: August 1, 2021		(\$55,000)
Less: November 1, 2021		(\$435,000)
CURRENT BONDS OUTSTANDING		\$4,040,000

SERIES 2019A, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	4.6% - 5.2%	
MATURITY DATE:	11/1/2049	
RESERVE FUND DEFINITION	35% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$183,045	
RESERVE FUND BALANCE	\$183,149	
BONDS OUTSTANDING - 11/1/19		\$7,985,000
Less: May 1, 2020		(\$120,000)
Less: November 1, 2020		(\$20,000)
Less: May 1, 2021		(\$125,000)
CURRENT BONDS OUTSTANDING		\$7,720,000

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2022 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2019A DEBT ASMT (1)	FY22 O&M ASMT (1)	TOTAL ASSESSED
DFC WILFORD LLC	104	163,701.31	36,564.42	200,265.73
NET DIRECT INVOICE	104	163,701.31	36,564.42	200,265.73
NET ASSESSMENTS TAX ROLL	307	357,920.42	202,010.09	559,930.51
TOTAL NET ASSESSMENTS	411	521,621.73	238,574.51	760,196.24

RECEIVED	BALANCE DUE	SERIES 2019A DEBT PAID	O&M PAID	TOTAL PAID
DFC WILFORD LLC	100,132.86	81,850.66	18,282.21	100,132.87
TOTAL DUE / RECEIVED DIRECT	100,132.86	81,850.66	18,282.21	100,132.87
TAX ROLL DUE / RECEIVED	195,343.95	233,052.09	131,534.47	364,586.56
TOTAL DUE / RECEIVED	295,476.81	314,902.75	149,816.68	464,719.43

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2019A DEBT RECEIPTS	O&M RECEIPTS
1	11/10/2021	3,806.33	2,433.09	1,373.24
2	11/24/2021	20,348.78	13,007.41	7,341.37
3	12/6/2021	309,548.69	197,870.62	111,678.07
4	12/20/2021	14,376.10	9,189.53	5,186.57
5	1/13/2022	16,506.66	10,551.44	5,955.22
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		364,586.56	233,052.09	131,534.47

(1)Series 2019A Debt and O&M due 50% 10/1/21, 25% due 2/1/22, and 25% due 5/1/22

Series 2018B Bond Debt must be paid in full on a per lot basis upon sale
to a builder/homeowner. Interest on remaining Debt Assessed due 50%

B.

1.

WILFORD PRESERVE
Community Development District

Check Register Summary- General Fund

11/1/2021-12/31/2021

Check Date	Check #'s	Total Amount
11/9/21	244-245	\$6,685.24
12/7/21	246-247	\$1,305.24
12/16/21	248-250	\$9,840.70
12/21/21	251	\$4,685.38
Total		\$22,516.56

WILP WILFORD PRES OKUZMUK

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

October 31, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 125799
Billed through 09/30/2021

General Counsel
WLP CDD 00001 WSH

1,310.513.315
3A

FOR PROFESSIONAL SERVICES RENDERED

09/07/21	WSH	Confer with Laughlin regarding resident comments on sidewalks and RFP for amenity services.	0.40 hrs
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09/08/21	WSH	Review and revise RFP for site and amenity management; circulate same.	0.60 hrs
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Total fees for this matter	\$330.00
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DISBURSEMENTS

Travel	155.24
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Travel - Meals	7.30
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Recording Fees	77.70
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Total disbursements for this matter	\$240.24
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MATTER SUMMARY

Haber, Wesley S.	1.00 hrs	330 /hr	\$330.00
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TOTAL FEES	\$330.00
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TOTAL DISBURSEMENTS	\$240.24
---------------------	----------

INTEREST CHARGE ON PAST DUE BALANCE	\$8.00
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TOTAL CHARGES FOR THIS MATTER	\$578.24
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BILLING SUMMARY

Haber, Wesley S.	1.00 hrs	330 /hr	\$330.00
------------------	----------	---------	----------

TOTAL FEES	\$330.00
------------	----------

TOTAL DISBURSEMENTS	\$240.24
---------------------	----------

INTEREST CHARGE ON PAST DUE BALANCE	\$8.00
-------------------------------------	--------

TOTAL CHARGES FOR THIS BILL	\$578.24
-----------------------------	----------

Please include the bill number with your payment.



Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00703888

Invoice Date: 11/01/21

PROPERTY: Wilford
Preserve CDD

SOLD TO: Wilford Preserve CDD
Governmental Management Services
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

CUSTOMER ID		CUSTOMER PO		Payment Terms	
10842				Net 30	
Sales Rep ID		Shipment Method		Ship Date	Due Date
Katie Cabanillas					12/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR51988 11/01/21 - 11/30/21 Lake & Pond Management Services		727.00	727.00

ISA
1,330,572.460

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	727.00
Sales Tax	0.00
Total Invoice	727.00
Payment Received	0.00
TOTAL	727.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

September 17, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 125630
Billed through 08/31/2021

General Counsel
WLPCDD 00001 WSH

1,310.513.35
3A

FOR PROFESSIONAL SERVICES RENDERED

08/06/21	WSH	Review draft agenda; confer with Taylor regarding curbs and sidewalks.	0.60 hrs
08/13/21	WSH	Confer with Hogge regarding agenda for August meeting and documents adopting rates and policies.	0.30 hrs
08/13/21	KFJ	Prepare rate adoption resolution and budget funding agreement; correspond with district manager.	0.40 hrs
08/18/21	WSH	Confer with Cowling regarding signage for curb repair; review same.	0.30 hrs
08/19/21	WSH	Prepare for and participate in Board meeting.	0.90 hrs
08/20/21	WSH	Confer with Giles regarding license agreement; review funding agreement and confer with Hogge regarding same.	0.30 hrs
08/24/21	WSH	Review license agreements for residents for fence installation.	0.40 hrs
08/27/21	WSH	Prepare RFP for site and amenity services; confer with Cowling and Laughlin regarding same.	0.80 hrs

Total fees for this matter \$1,246.00

DISBURSEMENTS

Conference Calls 6.24

Total disbursements for this matter \$6.24

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.40 hrs	145 /hr	\$58.00
Haber, Wesley S.	3.60 hrs	330 /hr	\$1,188.00

TOTAL FEES \$1,246.00

TOTAL DISBURSEMENTS \$6.24

INTEREST CHARGE ON PAST DUE BALANCE \$8.00

TOTAL CHARGES FOR THIS MATTER \$1,260.24

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.40 hrs	145 /hr	\$58.00
Haber, Wesley S.	3.60 hrs	330 /hr	\$1,188.00

TOTAL FEES	\$1,246.00
------------	------------

TOTAL DISBURSEMENTS	\$6.24
---------------------	--------

INTEREST CHARGE ON PAST DUE BALANCE	\$8.00
-------------------------------------	--------

TOTAL CHARGES FOR THIS BILL	\$1,260.24
------------------------------------	-------------------

Please include the bill number with your payment.

**Bill To:**

Wilford Preserve CDD
c/o Governmental Management Services, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Property Name: Wilford Preserve CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 273759	10/1/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2021

Invoice Amount: \$5,425.00

Description	Current Amount
Monthly Landscape Maintenance October 2021	\$5,425.00

Invoice Total **\$5,425.00**



16A
1,330.572.420

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 63

Invoice Date: 12/1/21

Due Date: 12/1/21

Case:

P.O. Number:

Bill To:

Wilford Preserve CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description		Hours/Qty	Rate	Amount
Management Fees - December 2021	001.310.51300.34000		3,900.00	3,900.00
Website Administration - December 2021	001.310.51300.35200		50.00	50.00
Information Technology - December 2021	001.310.51300.35100		83.33	83.33
Dissemination Agent Services - December 2021	001.310.51300.31300		583.33	583.33
Office Supplies	001.310.51300.31000		0.09	0.09
Postage	001.310.51300.42000		1.59	1.59
Copies	001.310.51300.42500		67.80	67.80
Telephone	001.310.51300.41000		30.04	30.04
Total				\$4,716.18
Payments/Credits				\$0.00
Balance Due				\$4,716.18

RECEIVED DEC 06 2021

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

3A

001.310.51300.31500

STATEMENT

January 29, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 120234
Billed through 12/31/2020

General Counsel

WPCDD 00001 WSH

RECEIVED DEC 08 2021

RECEIVED DEC 08 2021

FOR PROFESSIONAL SERVICES RENDERED

12/23/20	WSH	Review easement agreement and record same.	0.20 hrs
12/31/20	EGRE	Research application of E-Verify law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$90.50

DISBURSEMENTS

Recording Fees	60.70
Total disbursements for this matter	\$60.70

MATTER SUMMARY

Gregory, Emma C.	0.10 hrs	245 /hr	\$24.50
Haber, Wesley S.	0.20 hrs	330 /hr	\$66.00

TOTAL FEES	\$90.50
TOTAL DISBURSEMENTS	\$60.70

TOTAL CHARGES FOR THIS MATTER	<u>\$151.20</u>
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BILLING SUMMARY

Gregory, Emma C.	0.10 hrs	245 /hr	\$24.50
Haber, Wesley S.	0.20 hrs	330 /hr	\$66.00

TOTAL FEES	\$90.50
TOTAL DISBURSEMENTS	\$60.70

TOTAL CHARGES FOR THIS BILL	<u>\$151.20</u>
-----------------------------	-----------------

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

001.310.51300.31500

3A

STATEMENT

March 1, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 121096
Billed through 01/31/2021

General Counsel

WLPCDD 00001

WSH

RECEIVED DEC 08 2021

FOR PROFESSIONAL SERVICES RENDERED

12/28/20	KFJ	Record easement in public records.	0.30 hrs
01/12/21	WSH	Respond to auditor inquiry.	0.20 hrs
01/15/21	MGC	Review auditor letter response.	0.20 hrs
01/15/21	WSH	Review and revise response to auditor request.	0.30 hrs
01/28/21	WSH	Prepare for and participate in Board meeting.	0.90 hrs
01/29/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
Total fees for this matter			\$648.50

MATTER SUMMARY

Kilinski, Jennifer L.	0.30 hrs	260 /hr	\$78.00
Jusevitch, Karen F. - Paralegal	0.30 hrs	145 /hr	\$43.50
Collazo, Mike	0.20 hrs	325 /hr	\$65.00
Haber, Wesley S.	1.40 hrs	330 /hr	\$462.00

TOTAL FEES \$648.50

TOTAL CHARGES FOR THIS MATTER

\$648.50

BILLING SUMMARY

Kilinski, Jennifer L.	0.30 hrs	260 /hr	\$78.00
Jusevitch, Karen F. - Paralegal	0.30 hrs	145 /hr	\$43.50
Collazo, Mike	0.20 hrs	325 /hr	\$65.00
Haber, Wesley S.	1.40 hrs	330 /hr	\$462.00

TOTAL FEES \$648.50

TOTAL CHARGES FOR THIS BILL

\$648.50

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

3A

001.310.51300.31500

STATEMENT

August 15, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124720
Billed through 06/30/2021

General Counsel

WLP CDD 00001

WSH

RECEIVED DEC 08 2021

FOR PROFESSIONAL SERVICES RENDERED

06/03/21	WSH	Review title work, review plats, and prepare deed for conservation easement parcels; confer with Sigmon regarding same; confer with Laughlin regarding easement agreement.	0.80 hrs
06/03/21	KFJ	Prepare deed and research parcel information; confer with Haber.	0.70 hrs
06/04/21	WSH	Confer with Sigmon regarding conservation easement and deed.	0.40 hrs
06/08/21	WSH	Confer with Sigmon regarding deed for conservation property.	0.20 hrs
06/09/21	KFJ	Confer with Haber; record deed in public records.	0.30 hrs
06/10/21	WSH	Review revisions to recreation policies and confer with Cowling regarding same.	0.50 hrs
06/10/21	KFJ	Correspond with team regarding recorded deed.	0.20 hrs
06/11/21	WSH	Review and revise agreement for pond bank maintenance; review and revise amenity policies.	0.70 hrs
06/11/21	KFJ	Prepare amendment to landscaping agreement; amend amenity policies and prepare rate resolution; confer with Haber.	1.70 hrs
06/14/21	WSH	Confer with Laughlin regarding agreement for lake maintenance; confer with Cowling regarding status of policies for amenity.	0.40 hrs
06/14/21	KFJ	Amend amenity policies; confer with Haber.	0.30 hrs
06/15/21	WSH	Review and revise resolutions approving policies and setting public hearing on rules and rates.	0.60 hrs
06/17/21	WSH	Prepare for and participate in Board meeting.	0.70 hrs
06/18/21	WSH	Confer with Cowling regarding landscape maintenance on County road.	0.20 hrs
06/29/21	KFJ	Prepare rulemaking and budget hearing notices; confer with Haber.	0.60 hrs
06/30/21	WSH	Review and revise notices for rate and policy adoption.	0.30 hrs

Total fees for this matter

\$2,135.00

DISBURSEMENTS

Recording Fees	52.20
Total disbursements for this matter	\$52.20

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	3.80 hrs	145 /hr	\$551.00
Haber, Wesley S.	4.80 hrs	330 /hr	\$1,584.00
TOTAL FEES			\$2,135.00
TOTAL DISBURSEMENTS			\$52.20
INTEREST CHARGE ON PAST DUE BALANCE			\$8.00
TOTAL CHARGES FOR THIS MATTER			\$2,195.20

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	3.80 hrs	145 /hr	\$551.00
Haber, Wesley S.	4.80 hrs	330 /hr	\$1,584.00
TOTAL FEES			\$2,135.00
TOTAL DISBURSEMENTS			\$52.20
INTEREST CHARGE ON PAST DUE BALANCE			\$8.00
TOTAL CHARGES FOR THIS BILL			\$2,195.20

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

3A

001.310.91300.31500

STATEMENT

November 12, 2021

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 126246
Billed through 11/12/2021

General Counsel
WLPCDD 00001 WSH

RECEIVED DEC 08 2021

FOR PROFESSIONAL SERVICES RENDERED

10/06/21	WSH	Receipt and review of proposal for amenity management services.	0.30 hrs
10/07/21	WSH	Confer with Hogge regarding responses to RFP for management services.	0.30 hrs
10/19/21	WSH	Review correspondence from Vesta regarding late submittal; circulate same.	0.20 hrs
10/21/21	WSH	Prepare for and participate in Board meeting.	1.60 hrs
10/22/21	WSH	Review and revise agreement with All Weather.	0.30 hrs
10/25/21	WSH	Review license agreement and confer with Giles regarding same.	0.20 hrs
10/27/21	KFJ	Confer with Haber regarding amenity agreement.	0.40 hrs
10/28/21	WSH	Confer with GMS regarding form of property management agreement.	0.20 hrs
10/29/21	KFJ	Prepare amenity agreement.	0.60 hrs
11/01/21	WSH	Review and revise agreement for amenity management services.	0.40 hrs
11/01/21	KFJ	Update amenity and site agreement; confer with Haber.	0.60 hrs
Total fees for this matter			\$1,387.00

DISBURSEMENTS

Travel	84.62
Total disbursements for this matter	\$84.62

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	1.60 hrs	145 /hr	\$232.00
Haber, Wesley S.	3.50 hrs	330 /hr	\$1,155.00
TOTAL FEES			\$1,387.00
TOTAL DISBURSEMENTS			\$84.62
INTEREST CHARGE ON PAST DUE BALANCE			\$8.00

TOTAL CHARGES FOR THIS MATTER**\$1,479.62****BILLING SUMMARY**

Jusevitch, Karen F.- Paralegal	1.60 hrs	145 /hr	\$232.00
Haber, Wesley S.	3.50 hrs	330 /hr	\$1,155.00

TOTAL FEES	\$1,387.00
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TOTAL DISBURSEMENTS	\$84.62
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INTEREST CHARGE ON PAST DUE BALANCE	\$8.00
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TOTAL CHARGES FOR THIS BILL**\$1,479.62****Please include the bill number with your payment.**

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Bill To:
Wilford Preserve CDD

Invoice #: 1
Invoice Date: 12/13/2021
Due Date: 12/13/2021
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - November 2021 <i>20A</i> <i>001.320.572.450</i>		650.00	650.00
<i>2mm</i> <i>12.14.21</i>			Total \$650.00
			Payments/Credits \$0.00
			Balance Due \$650.00

Riverside Management Services, Inc.
9655 Florida Mining Blvd. W., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Service Detail

Bill To: Wilford Preserve CDD

Invoice Date: 12/1/21

Due Date: Upon Receipt

Amount Due: \$ 650.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/30/21	Pressure washed various sections of sidewalk to remove trip hazard	\$ 650.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$ 650.00

Should you have any questions, please contact Rich Whetsel @ (904) 759-8923
or rwhetsel@gmsnf.com

Remit Payment

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 62**Invoice Date:** 11/1/21**Due Date:** 11/1/21**Case:****P.O. Number:****Bill To:**

Wilford Preserve CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - November 2021 001.310.51300.34000		3,900.00	3,900.00
Website Administration - November 2021 001.310.51300.35200		50.00	50.00
Information Technology - November 2021 001.310.51300.35100		83.33	83.33
Dissemination Agent Services - November 2021 001.310.51300.31360		583.33	583.33
Office Supplies 001.310.51300.51000		0.15	0.15
Postage 001.310.51300.42000		28.82	28.82
Copies 001.310.51300.42500		39.75	39.75
Total			\$4,685.38
Payments/Credits			\$0.00
Balance Due			\$4,685.38

2.

WILFORD PRESERVE
Community Development District

Check Register Summary- General Fund

1/31/2022-1/31/2022

Check Date	Check #'s	Total Amount
1/13/22	252-253	\$5,365.22
12/7/21	254-255	\$801.50
Total		\$6,166.72

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/13/22	00001	1/01/22 64	202201 310-51300-34000	JAN MANAGEMENT FEES	*	3,900.00	
		1/01/22 64	202201 310-51300-35200	JAN WEBSITE ADMIN	*	50.00	
		1/01/22 64	202201 310-51300-35100	JAN INFORMATION TECH	*	83.33	
		1/01/22 64	202201 310-51300-31300	JAN DISSEM AGENT SERVICES	*	583.33	
		1/01/22 64	202201 310-51300-51000	OFFICE SUPPLIES	*	.06	
		1/01/22 64	202201 310-51300-42000	POSTAGE	*	11.42	
		1/01/22 64	202201 310-51300-42500	COPIES	*	.15	
		1/01/22 64	202201 310-51300-41000	TELEPHONE	*	9.93	
GOVERNMENTAL MANAGEMENT SERVICES							4,638.22 000252
1/13/22	00015	1/01/22 PI-A0073	202201 330-57200-46000	JAN LAKE MANAGEMENT	*	727.00	
SOLITUDE LAKE MANAGEMENT							727.00 000253
1/26/22	00011	1/13/22 22-00003	202201 310-51300-48000	NOTICE OF MTG 1/13/22	*	74.50	
JACKSONVILLE DAILY RECORD							74.50 000254
1/26/22	00015	12/01/21 PI-A0072	202112 330-57200-46000	DEC LAKE MANAGEMENT	*	727.00	
SOLITUDE LAKE MANAGEMENT							727.00 000255
TOTAL FOR BANK A						6,166.72	
TOTAL FOR REGISTER						6,166.72	

BANK A: GENERAL FUND

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00001	10122	64	001-310-51300-34000			10122	3,900.00	.00	3,900.00		
			JAN MANAGEMENT FEES								
00001	10122	64	001-310-51300-35200			10122	50.00	.00	50.00		
			JAN WEBSITE ADMIN								
00001	10122	64	001-310-51300-35100			10122	83.33	.00	83.33		
			JAN INFORMATION TECH								
00001	10122	64	001-310-51300-31300			10122	583.33	.00	583.33		
			JAN DISSEM AGENT SERVICES								
00001	10122	64	001-310-51300-51000			10122	.06	.00	.06		
			OFFICE SUPPLIES								
00001	10122	64	001-310-51300-42000			10122	11.42	.00	11.42		
			POSTAGE								
00001	10122	64	001-310-51300-42500			10122	.15	.00	.15		
			COPIES								
00001	10122	64	001-310-51300-41000			10122	9.93	.00	9.93		
			TELEPHONE								
			GOVERNMENTAL MANAGEMENT SERVICES				4,638.22	.00	4,638.22	000252	
00015	10122	PI-A0073	001-330-57200-46000			10122	727.00	.00	727.00		
			JAN LAKE MANAGEMENT								
			SOLITUDE LAKE MANAGEMENT				727.00	.00	727.00	000253	
			GENERAL FUND				5,365.22	.00	5,365.22		
			WILFORD PRESERVE GENERAL FUND				5,365.22	.00	5,365.22		

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 64

Invoice Date: 1/1/22

Due Date: 1/1/22

Case:

P.O. Number:

Bill To:Wilford Preserve CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	1A	Hours/Qty	Rate	Amount
Management Fees - January 2022	1.310.513.340		3,900.00	3,900.00
Website Administration - January 2022	1.310.513.352		50.00	50.00
Information Technology - January 2022	1.310.513.357		83.33	83.33
Dissemination Agent Services - January 2022	1.310.513.313		583.33	583.33
Office Supplies	1.310.513.510		0.06	0.06
Postage	1.310.513.420		11.42	11.42
Copies	1.310.513.425		0.15	0.15
Telephone	1.310.513.410		9.93	9.93
Total				\$4,638.22
Payments/Credits				\$0.00
Balance Due				\$4,638.22

**INVOICE**

Invoice Number: PI-A00737279

Invoice Date: 01/01/22

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: Wilford Preserve CDD

RECEIVED JAN 12 2022

SOLD TO: Wilford Preserve CDD
Governmental Management Services
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
10842		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Katie Cabanillas			01/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR51988 01/01/22 - 01/31/22 <i>San Lake</i> <u>Lake & Pond Management Services</u>		727.00	727.00

1519
1,330.572,460

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	727.00
Sales Tax	0.00
Total Invoice	727.00
Payment Received	0.00
TOTAL	727.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 13, 2022

Date

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial # 22-00003C PO/File # \$74.50

Notice of Board of Supervisors Meeting Amount Due

Amount Paid

Wilford Preserve Community Development District \$74.50

Payment Due

Case Number

Publication Dates 1/13

County Clay

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at <https://www.jaxdailyrecord.com/send-payment>.*

~~1,300.20700.10000~~

13A

1,310.573.480

11A

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

***Please read copy of this advertisement and advise us of any
necessary corrections before further publications.***

**WILFORD PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Wilford Preserve Community Development District ("District") will hold a regular meeting on Thursday, January 20, 2022 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or dlaughlin@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.WilfordPreserveCDD.com, at least seven days prior to the meeting.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Marilee Giles
District Manager

Jan. 13 00 (22-00003C)



INVOICE

Invoice Number: PI-A00722240
Invoice Date: 12/01/21
PROPERTY: Wilford Preserve CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Wilford Preserve CDD
Governmental Management Services
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

CUSTOMER ID		CUSTOMER PO		Payment Terms	
10842				Net 30	
Sales Rep ID		Shipment Method		Ship Date	Due Date
Katie Cabanillas					12/31/21
Qty	Item / Description	UOM	Unit Price	Extension	
1	Lake & Pond Management Services SVR51988 12/01/21 - 12/31/21 Lake & Pond Management Services		727.00	727.00	

RECEIVED JAN 19 2022

001.330.57200.40000

P&E Lake mgmt

ISA

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	727.00
Sales Tax	0.00
Total Invoice	727.00
Payment Received	0.00
TOTAL	727.00