

WILFORD PRESERVE
Community Development District

JULY 21, 2022

AGENDA

**Wilford Preserve
Community Development District**

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

July 14, 2022

Board of Supervisors
Wilford Preserve Community Development District

Dear Board Members:

The Wilford Preserve Community Development District Board of Supervisors Meeting is scheduled for **Thursday, July 21, 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. Organizational Matters
 - A. Acceptance of Resignation from Shannon Ray
 - B. Consideration of Appointing a New Supervisor
 - C. Oath of Office for New Supervisor
 - D. Consideration of Resolution 2022-06, Designating Officers
- IV. Approval of the Minutes of the June 16, 2022 Meeting
- V. Consideration of Fence Installation Request from 628 Ivory Palm Road
- VI. Discussion on the Fiscal Year 2023 Budget
- VII. Other Business
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Ratification of Requisition Nos. 137 - 139

- 2. Ratification of the Stormwater Needs Analysis Report
 - 3. Acceptance of the Annual Engineer's Report
- C. District Manager
- D. Amenity Manager
- IX. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Check Register
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – August 18, 2022 at 1:30 p.m. at the Plantation Oaks Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2022-06

**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.** _____ is appointed Secretary and Treasurer.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Treasurer.
- _____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2022.

ATTEST

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

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, June 16, 2022 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
Wes Haber	District Counsel by telephone
Glynn Taylor	District Engineer by telephone
Becky Eddy	Amenity Manager

The following is a summary of the discussions and actions taken at the June 16, 2022 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Giles called the meeting to order at 1:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

A resident, 2988 Greywood Lane, asked what is the hold up on the pool situation?

Mr. Cowling responded everything is done except for inspections and the sign-off from Clay County. We will probably have our final inspection scheduled for next week. We are shooting to have the pool open for the weekend of July 4th.

The resident asked are we going to have lifeguards at the pool?

Mr. Cowling responded no lifeguards at the pool. We do have facility attendants for the weekend, but no lifeguards on staff.

The resident asked what about the key fobs for the gate?

Ms. Eddy responded Mr. Soriano has said the paperwork is going back and forth with Alpha Dog to get everything finalized. I've had probably a couple hundred residents contact me about it.

The resident asked what about rules?

Ms. Eddy responded the policies are on the website, www.WilfordPreserveCDD.com.

Ms. Ray asked and you all are going to mail out the access cards?

Ms. Eddy responded it's my plan to be onsite to have a homeowner to come up and sign for it because there will be a short form they have to fill out that lists everyone in their home and their relation to the homeowner.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 19, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Ray with all in favor the minutes of the May 19, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2021 Audit Report

Ms. Giles provided the Board with a brief overview of the audit report. There were no deficiencies in internal controls or findings to note.

On MOTION by Ms. Ray seconded by Ms. Richardson with all in favor the Fiscal Year 2021 audit report was accepted.

FIFTH ORDER OF BUSINESS

Fence Installation Requests

A. Ratification of 2798 Copperwood Avenue

Ms. Giles informed the Board that the agreement related to installation of a fence at 2798 Copperwood Avenue has been completed and filed with the County. Mr. Cowling noted there is access via common area near this property.

On MOTION by Ms. Ray seconded by Mr. Cowling with all in favor the request to install a fence by 2798 Copperwood Avenue was ratified.

B. Consideration of 2672 Copperwood Avenue

Mr. Cowling noted he was fine with approval of the request by 2672 to install a fence as the District will have access to the easement via common area.

On MOTION by Mr. Cowling seconded by Ms. Ray with all in favor the request to install a fence by 2672 Copperwood Avenue was approved.

C. Consideration of 636 Ivory Palm Road

Mr. Cowling stated that he believes 636 Ivory Palm Road is on a pond that only has one access easement. Ms. Ray suggested asking the homeowner to revise the plans to pull the fence line in by five-feet to allow for a ten-foot easement between the property submitting the request and the adjacent property.

On MOTION by Ms. Ray seconded by Ms. Richardson with all in favor authorizing Supervisor Cowling to finalize and approve the revised request by 636 Ivory Palm Road was approved.

SIXTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2023 Budget

There being nothing to discuss at this time, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Ratification of Requisition Nos. 135-136

Copies of the requisitions payable to England Thims & Miller and Kutak Rock were included in the agenda package for the Board's review.

On MOTION by Ms. Ray seconded by Ms. Richardson with all in favor requisition number 135 and 136 were ratified.

2. Acceptance of the Stormwater Needs Analysis Report

This item was tabled as the report was not yet finalized.

3. Acceptance of the Public Facilities Report

This item was tabled as the report was not yet finalized.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

Ms. Eddy informed the Board an e-blast will be sent out in anticipation of a grand opening on the second Friday of July.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

B. 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 \$20,215.97.

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

Supervisors' Requests and Audience Comments

Mr. Cowling stated that Yellowstone will need to start maintaining the amenity site next week. Ms. Giles stated that she would inform Mr. Soriano. He also gave an update on the latest phases that are under construction.

Audience Comments

Mr. Donald Austin, 645 Ivory Palm Road, informed the Board that there was an incident at the pool on Sunday in which kids that were in the pool approached him while he was on a walk. Mr. Cowling advised him to call the Sheriff's office and noted if there are incidents in the future amenity privileges can be revoked so long as the resident can be identified.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 21, 2022 at
1:30 p.m. at the Plantation Oaks Amenity
Center**

TWELFTH 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

FIFTH ORDER OF BUSINESS

pol
RECEIVED
JUN 21 2022
FLORIDIAN PROPERTY
MANAGEMENT

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 2nd and 4th 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. 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. Email with the receipt, if applicable, to sherry@fpm.company
2. 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: Leo Pacatan
Address: 628 Ivory Palm Road
City, State, Zip: Orange Park, FL 32073
Phone: 9049933805 Email: pacalc@gmail.com
Lot Number: 101 Phase: complete Application Date: 06/20/2022

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)

☒ **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).

☒ **Other:** Gutters - white color

Sherry Adair

From: Floridian Property Management <info@floridianpropertymanagement.com>
Sent: Monday, June 20, 2022 1:12 PM
To: Sherry Adair
Subject: Floridian Property Management | ARB Request

Association Name:: Wilford Preserve Homeowners Association
Current Owners Name:: Leo Pacatan & Agnes Pacatan-Bischof
Your First Name:: Leo
Your Last Name: Pacatan
Phone: 9049933805
Email: pacalc@gmail.com
Property Address: 628 Ivory Palm Road
City: Orange Park
State: Florida
Zip: 32073
I am paying for this ARB Request by:: Credit Card

FENCE INSTALLATION CONTRACT AGREEMENT

This Contract Agreement is made and entered on this 19th day of May, 2022, between NGC FENCE INC, fence contractor legally insured and licensed (SPEC-000848) and Agnes Pacatan , phone number 703 577 4640 , owner of the property located at 628 Ivory Palm Rd 32073 .

Both parties agree to the installation of 125 ft of 4' black aluminum fence, two style, with one 5' gates on the right and one 5' gate on the left side of the house (based on fence quote done on 5/19/2022). Price includes cemented posts installed, external caps, hinges and lock latches.

The price on this contract will be valid for 5 calendar days from the date written on this contract.

The installed price of the job is \$3760.00 dollars, which will include materials, labor, permit, and taxes. Payment will be disbursed as follows: 50% at contract signing, 50% at completion of the job. Method of payment may be decided by the client, in the form of check, money order, cash or any similar method. We also, accept Venmo, Cash App and Zelle payments.

For Credit and Debit Card payments: There is a non-refundable charge of 3.7 % of the total amount which is rounded up to the nearest dollar being charged per transaction to provide this service. This fee is charged by the financial service provider. Ngc Fence, Inc. does not keep any part of this fee.

Terms and Conditions

1. Final billing will be based on the actual footage of fencing built and the work performed. Adjustments for material used on this job and adjustments for labor or tools required will be charged or credited at the currently established rates. Additional changes for any extra work not covered in this contract that was required by the client, will be also added to the final balance.
2. The owner is responsible for cleaning on time fence line of brushes, debris, and any other objects that can delay or obstruct the fence installation, unless otherwise set forth.
3. Dirt from post holes will remain on site. The company will move the excess dirt to any location on customer's property at an acceptable distance and condition free of charge. Location must be set before job commences or customer assumes the responsibility for dirt/spoils.
4. Customer is responsible for contacting owners of surrounding properties and informing them that Ngc Fence Inc will be commencing work on a set date.

Recipient's signature: A Pacatan

5. The pricing stated on this contract will remain valid until the date of installation, so long as there are no sudden supplier price increases that affect the original quote. In this event, Ngc Fence Inc will provide documentation reflecting said price increase.

The customer will be notified should there be any changes or increase in pricing due to cost of material. Customer may either choose to accept price adjustment, or will be provided a full refund of deposit if the change in price is not accepted.

6. Underground locators only mark major utilities. It is the customers' responsibility to mark or pay to have marked, any personal utilities, including electric, sprinkler systems, drain tile, invisible (dog) fence, propane, septic, gas line, in ground pool equipment, etc.

7. If the customer wants to install the fence in a location outside of the property line, Ngc Fence Inc. will abstain to that request. In that case, the original permit pulled out by the company may be cancelled and the owner may get a new city permit in their name, assuming future consequences. Ngc Fence Inc will not move or re-install a fence free of charge.

8. Ngc Fence Inc assumes, unless the owner objects, that the customer will allow the company to use advertising materials with advertising goals on the fence showing the company's name, and also to take before and after pictures of work area, which may be used with marketing objectives.


9. By responsibility of the supplier, the aluminum fence materials come with a limited lifetime warranty, which covers damages caused by peeling, flaking, blistering, rotting and corroding.

Ngc Fence Inc will guarantee its professional workmanship of assembly and installation of the fence materials for (5) years from the date installation is complete.

Ngc Fence Inc shall not be liable under its guarantee for damage or misuse, negligence of others, inadequate maintenance, poor care of the fence, fire, sustained winds over 55 mph, acts of God or other events.

Warranty shall be void if alterations or damages are made by the owner or other third parties. This includes attaching things to the fence or railing, such as hanging flowers, plants, ladders, pool equipment, hose hangers, etc.

10. Cancellation notice: Customer and contractor may cancel this transaction without any penalties or obligation within three (3) days from the date noted on front of contract. Any deposit monies collected by Ngc Fence Inc in relation to this contract will be returned within ten (10) business days of Ngc Fence Inc receiving cancellation notice. In the event of expenses having already been made applying to the contract, i.e. permit pulling, and/or delivery fees, etc., Ngc Fence Inc deems the right to subtract such fees from deposit before returning to customer.

Recipient's signature: 

11. A service charge of 1 ½ % per month (18 % per year) will be applied if payment is not received in full within ten (10) business days of job completion.

12. Should the Recipient breach any of the provisions of this agreement by unauthorized use, the Recipient agrees to reimburse the company for any loss or expenses incurred by the company as a result of such breach, including without limitation court costs and reasonable attorney's fees incurred by the company enforcing the provisions hereof.

13. The estimate is an addendum to this contract and prevails for pricing and any additions or extras requested, as well as design and location of installation of final fence.

Company Representative's signature: *Nilson Gomez*

Nilson Gomez
Ngc Fence Inc.
(904) 909-1166

Recipient's signature: *A. Pacdhan* DATE: 5/19/22

Recipient's signature: *A. Pacdhan*

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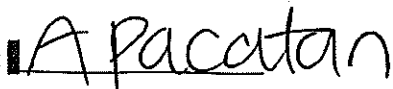
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For Credit and Debit Card payments: There is a non-refundable charge of 3.7 % of the total amount which is rounded up to the nearest dollar being charged per transaction to provide this service. This fee is charged by the financial service provider. Ngc Fence, Inc. does not keep any part of this fee.

Terms and Conditions

1. Final billing will be based on the actual footage of fencing built and the work performed. Adjustments for material used on this job and adjustments for labor or tools required will be charged or credited at the currently established rates. Additional changes for any extra work not covered in this contract that was required by the client, will be also added to the final balance.
2. The owner is responsible for cleaning on time fence line of brushes, debris, and any other objects that can delay or obstruct the fence installation, unless otherwise set forth.
3. Dirt from post holes will remain on site. The company will move the excess dirt to any location on customer's property at an acceptable distance and condition free of charge. Location must be set before job commences or customer assumes the responsibility for dirt/spoils.
4. Customer is responsible for contacting owners of surrounding properties and informing them that Ngc Fence Inc will be commencing work on a set date.

Recipient's signature: 

5. The pricing stated on this contract will remain valid until the date of installation, so long as there are no sudden supplier price increases that affect the original quote. In this event, Ngc Fence Inc will provide documentation reflecting said price increase.

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6. Underground locators only mark major utilities. It is the customers' responsibility to mark or pay to have marked, any personal utilities, including electric, sprinkler systems, drain tile, invisible (dog) fence, propane, septic, gas line, in ground pool equipment, etc.

7. If the customer wants to install the fence in a location outside of the property line, Ngc Fence Inc. will abstain to that request. In that case, the original permit pulled out by the company may be cancelled and the owner may get a new city permit in their name, assuming future consequences. Ngc Fence Inc will not move or re-install a fence free of charge.

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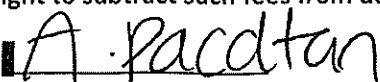
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Ngc Fence Inc shall not be liable under its guarantee for damage or misuse, negligence of others, inadequate maintenance, poor care of the fence, fire, sustained winds over 55 mph, acts of God or other events.

Warranty shall be void if alterations or damages are made by the owner or other third parties. This includes attaching things to the fence or railing, such as hanging flowers, plants, ladders, pool equipment, hose hangers, etc.

10. Cancellation notice: Customer and contractor may cancel this transaction without any penalties or obligation within three (3) days from the date noted on front of contract. Any deposit monies collected by Ngc Fence Inc in relation to this contract will be returned within ten (10) business days of Ngc Fence Inc receiving cancellation notice. In the event of expenses having already been made applying to the contract, i.e. permit pulling, and/or delivery fees, etc., Ngc Fence Inc deems the right to subtract such fees from deposit before returning to customer.

Recipient's signature: 

ASK US ABOUT SCREEN ENCLOSURES

A+ Gutters

Gutters 6" & 7"
Underground Drainage
Pavers
Screen Rooms
Soffit & Fascia

904-304-2392
Agutters01@gmail.com

Customer: Leo Pacatan
Phone Number: (904) 993-3805
Date: 6/1

THIS AGREEMENT, made and entered into between Leo Pacatan (Owner) and A+ Gutters, LLC (Contractor), who agrees to furnish all labor and materials necessary to perform the hereinafter set forth on the premises of the Owner located at:

628 Ivory Palm Rd 32073

Services Requested:

- install 200 ft of 6" seamless gutter
- install 10 3x4 Downspouts
- Lifetime Workmanship Warranty Included
- Discount applied

PAYMENT TERMS

In Consideration of the labor, material and repair, if any, furnished by Contractor, the Owner agrees to pay to the Contractor:

A. Contract Price White / White \$ 2250 2000
Down Payment \$ 250 Pd cc 4157
Amount due in full upon completion \$ 1750

B. It is hereby understood and agreed that the unpaid balance must be paid to the seller's installer at the time the work is completed. The price is subject to modifications by Contractor.

C. Charge for Cancellation: It is agreed that if the Owner cancels this contract after the third business day, and before the commencement of work, through no fault of the Contractor, the Owner agrees to pay 25% of the contract price.

ACCEPTANCE

Leo Pacatan

Print

LPL

Sign

6/1/2022

Date

1/1/2022 14th

Terms and Conditions on Reverse

Terms and Conditions

A. Attorneys' Fees: In the event that any party institutes any legal suit, action or proceeding, including arbitration, against the other party to enforce the covenants contained in this Agreement, the prevailing party in the suit, action or proceeding shall be entitled to receive in addition to all other damages to which it may be entitled, the costs incurred by such party in conducting the suit, action or proceeding, including any costs that are taxable pursuant to any applicable statute, rule or guideline including reasonable attorneys' fees and expenses, court costs and OTHER EXPENSES, even if not recoverable by law including, without limitation, all fees, taxes, costs and expenses incident to appellate, bankruptcy and post-judgment proceedings.

B. Entire Agreement: This Agreement constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations and warranties.

C. Non-Disparagement: The Owner agrees that Owner, nor their representatives may make any negative or disparaging comments at any time to anyone. Any comments made against Contractor can affect the reputation and good will of the Contractor. Based on the potential damage such remarks could cause, the Owner hereby agrees to liquidated damages in the amount of Ten Thousand Dollars (\$10,000.00) for each such instance.

D. Amendment and Modification: This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each party hereto.

E. Successors and Assigns: This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted successors and permitted assigns.

F. No Third-party Beneficiaries: This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

G. Liability: Contractor is not responsible for any damages caused by other parties, any force majeure weather event, or any of Owner's personal property in the work area of Contractor.

H. Florida Construction Lien Notice: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

A+ Gutters



Signature

6/1/2022

Date

ASK US ABOUT SCREEN ENCLOSURES

A+ Gutters

Gutters 6" & 7"
Underground Drainage
Pavers
Screen Rooms
Soffit & Fascia

904-304-2392
Agutters01@gmail.com

Customer: Leo Pacatan
Phone Number: (904) 993-3805
Date: 6/1

THIS AGREEMENT, made and entered into between Leo Pacatan (Owner) and A+ Gutters, LLC (Contractor), who agrees to furnish all labor and materials necessary to perform the hereinafter set forth on the premises of the Owner located at:

628 Ivory Palm Rd 32073

Services Requested:

- install 200 ft of 6" seamless gutter
- install 10 3x4 Downspouts
- Lifetime Workmanship Warranty included
- Discount applied

PAYMENT TERMS

In Consideration of the labor, material and repair, if any, furnished by Contractor, the Owner agrees to pay to the Contractor:

A. Contract Price White / White \$ 2250 2000
Down Payment \$ 250 Pcl cc 4157
Amount due in full upon completion \$ 1750

B. It is hereby understood and agreed that the unpaid balance must be paid to the seller's installer at the time the work is completed. The price is subject to modifications by Contractor.

C. Charge for Cancellation: It is agreed that if the Owner cancels this contract after the third business day, and before the commencement of work, through no fault of the Contractor, the Owner agrees to pay 25% of the contract price.

ACCEPTANCE

Leo Pacatan

Print

LPL

Sign

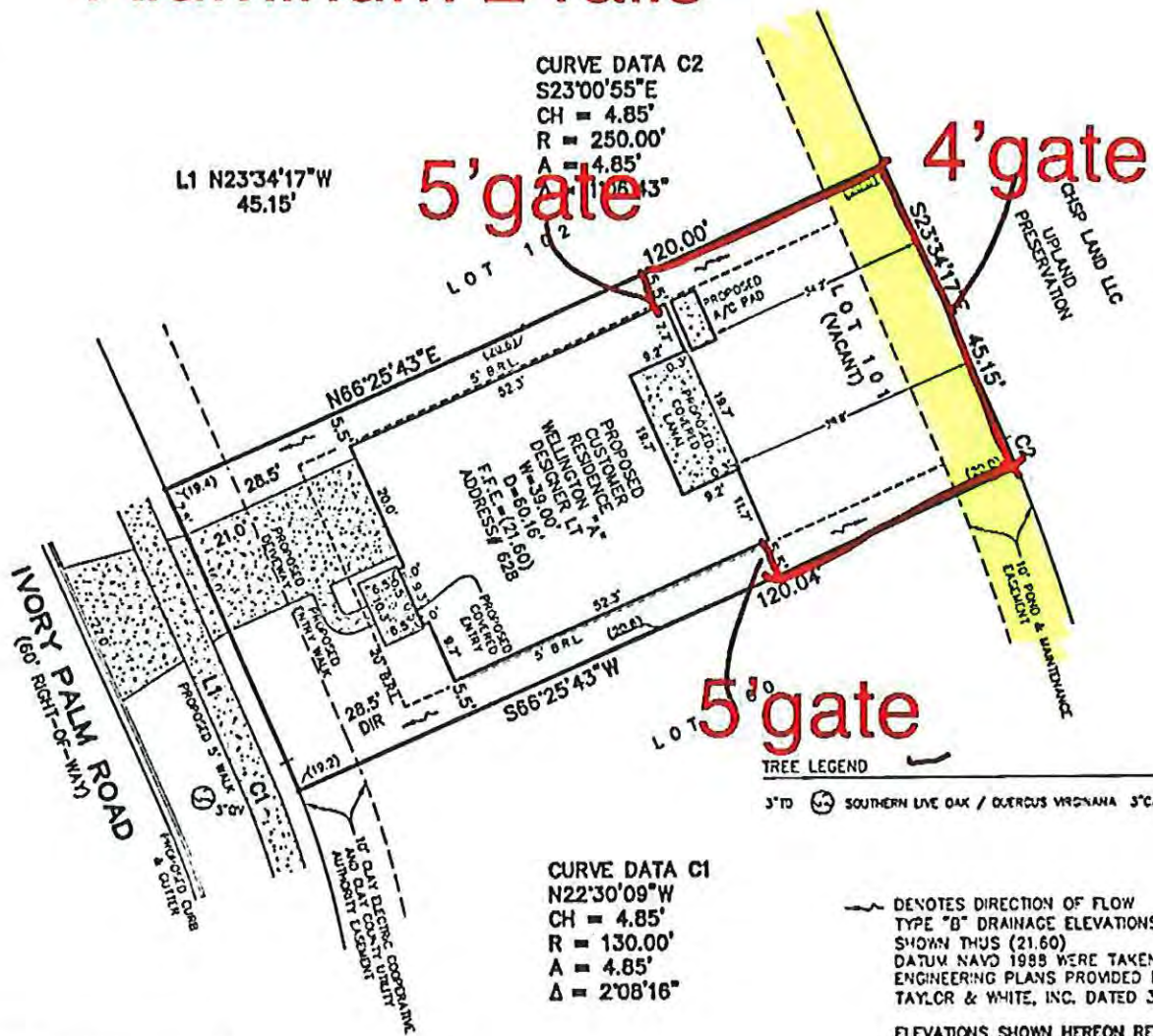
6/1/2022

Date

11-5995/1/10 14th

Terms and Conditions on Reverse

Aluminum 2 rails



COUNTY AS-BUILT TOLERANCES		
DESCRIPTION	OVER	UNDER
F.F. EL.	6" MAX	0" MAX
LOT ELEVATIONS	3"	3"



NOTE 1:
 TREES ARE TO BE INSTALLED IN
 ACCORDANCE WITH THE DEVELOPMENT
 LANDSCAPE PLANS. STREET TREE LOCATIONS
 MAY BE ADJUSTED FOR DRIVEWAYS BUT
 SHOULD NOT POSE A SIGHT OBSTRUCTION.

NOTE 2:
 SIDE/FRONT TIES ARE TO THE FOUNDATION.

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN	
LOT 101	WELLINGTON "A" DESIGNER LT
LOT SIZE	6,000± SQ. FT.
DRIVEWAY TO R/W	456± SQ. FT.
ENTRY WALK	33± SQ. FT.
APPROXIMATE SIDEWALK	250± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS AREA	2,645± SQ. FT. 30%

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
 ON FLOOD INSURANCE RATE MAP 0701 E FOR CLAY COUNTY, FLORIDA FIRM INDEX DATE 03-17-16

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3837

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1. FOUND	1. FOUND	1. FOUND	1. FOUND
2. IDENTIFICATION	2. IDENTIFICATION	2. IDENTIFICATION	2. IDENTIFICATION
3. TYPICAL	3. TYPICAL	3. TYPICAL	3. TYPICAL
4. HIGH PILE	4. HIGH PILE	4. HIGH PILE	4. HIGH PILE
5. HIGH ROD	5. HIGH ROD	5. HIGH ROD	5. HIGH ROD
6. DELTA MOLE	6. DELTA MOLE	6. DELTA MOLE	6. DELTA MOLE
7. CHURN	7. CHURN	7. CHURN	7. CHURN
8. ARC LENGTH	8. ARC LENGTH	8. ARC LENGTH	8. ARC LENGTH
9. RADIUS	9. RADIUS	9. RADIUS	9. RADIUS
10. CALCULATED	10. CALCULATED	10. CALCULATED	10. CALCULATED
11. BELO	11. BELO	11. BELO	11. BELO
12. PLAT	12. PLAT	12. PLAT	12. PLAT
13. RACIAL LINE	13. RACIAL LINE	13. RACIAL LINE	13. RACIAL LINE
14. CENTER LINE	14. CENTER LINE	14. CENTER LINE	14. CENTER LINE
15. RIGHT-OF-WAY	15. RIGHT-OF-WAY	15. RIGHT-OF-WAY	15. RIGHT-OF-WAY
16. ELEVATION	16. ELEVATION	16. ELEVATION	16. ELEVATION
17. FLOOR ELEVATION	17. FLOOR ELEVATION	17. FLOOR ELEVATION	17. FLOOR ELEVATION
18. WETTED END SECTION	18. WETTED END SECTION	18. WETTED END SECTION	18. WETTED END SECTION

SKETCH FOR PLOT PLAN ONLY - DOES NOT REPRESENT OR PURPORT TO
 SHOW BOUNDARY LINES NOR IS IT BASED ON A FIELD RUN SURVEY

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR., No. 2847
 MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'
 DATE 08-04-21

FLORIDA REGISTERED SURVEYOR AND MAPPER



SIXTH ORDER OF BUSINESS

***Wilford Preserve Community
Development District***

***Fiscal Year 2023
Approved Budget***



Wilford Preserve

Community Development District

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Wilford Preserve

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments	\$238,575	\$241,648	\$0	\$241,648	\$413,784
Developer Contributions	\$89,254	\$0	\$2,793	\$2,793	\$0
Interest	\$0	\$2	\$1	\$3	\$0
Miscellaneous Revenue	\$0	\$200	\$50	\$250	\$0
Total Revenues	\$327,829	\$241,850	\$2,844	\$244,694	\$413,784

Expenditures

Administrative

Engineering	\$10,000	\$0	\$0	\$5,000	\$10,000
Arbitrage	\$1,200	\$600	\$600	\$1,200	\$1,200
Dissemination	\$7,000	\$5,250	\$1,750	\$7,000	\$7,000
Attorney	\$20,000	\$7,482	\$7,000	\$14,482	\$15,000
Annual Audit	\$5,800	\$4,700	\$0	\$4,700	\$4,800
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Trustee Fees	\$6,020	\$6,592	\$0	\$6,592	\$7,000
Management Fees	\$46,800	\$35,100	\$11,700	\$46,800	\$49,140
Information Technology	\$1,000	\$750	\$250	\$1,000	\$1,250
Website Compliance	\$600	\$450	\$150	\$600	\$750
Telephone	\$300	\$94	\$60	\$154	\$300
Postage	\$1,000	\$162	\$115	\$277	\$500
Printing & Binding	\$1,500	\$247	\$850	\$1,097	\$1,500
Insurance	\$6,512	\$6,127	\$0	\$6,127	\$6,893
Legal Advertising	\$5,000	\$522	\$4,479	\$5,000	\$5,000
Other Current Charges	\$600	\$383	\$200	\$583	\$600
Office Supplies	\$500	\$19	\$250	\$269	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$119,007	\$73,653	\$27,403	\$106,056	\$116,608

Insurance	\$8,000	\$0	\$0	\$0	\$8,000
Pool Monitors	\$4,000	\$0	\$0	\$0	\$4,000
Field Operations Manager	\$30,000	\$15,000	\$11,250	\$26,250	\$45,000
Office Supplies / Mailings / Printing	\$600	\$0	\$0	\$0	\$600
Pool Maintenance	\$20,000	\$0	\$0	\$0	\$20,000
Pool Chemicals	\$0	\$0	\$0	\$0	\$5,000
Permit Fees	\$450	\$0	\$0	\$0	\$450
Landscape Maintenance	\$49,948	\$58,223	\$25,673	\$83,895	\$112,690
Irrigation Maintenance	\$1,000	\$0	\$0	\$0	\$1,000
Lake Maintenance	\$8,724	\$5,969	\$2,334	\$8,790	\$14,336
General Facility Maintenance	\$15,000	\$650	\$650	\$1,300	\$15,000
Streetlighting	\$15,000	\$0	\$0	\$0	\$15,000
Telephone/Cable/Internet	\$2,500	\$0	\$0	\$0	\$2,500
Electric	\$15,000	\$241	\$1,968	\$2,209	\$15,000
Water/Sewer/Irrigation	\$20,000	\$12,145	\$4,048	\$16,193	\$20,000
Refuse Service	\$2,000	\$0	\$0	\$0	\$2,000

Wilford Preserve

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Janitorial Services	\$9,500	\$0	\$0	\$0	\$9,500
Special Events	\$6,000	\$0	\$0	\$0	\$6,000
Recreational Passes	\$1,100	\$0	\$0	\$0	\$1,100
Maintenance Expenses	\$208,822	\$92,227	\$45,923	\$138,638	\$297,176
Total Expenses	\$327,829	\$165,880	\$73,326	\$244,694	\$413,784
Excess Revenues (Expenditures)	\$0	\$75,970	(\$70,482)	\$0	\$0

	FY 2023	FY 2022
Units	445	307
Gross Assess per Unit	\$989.20	\$700.00
Net Assess per Unit	\$929.85	\$656.90
Total Gross Assessment	\$440,194	\$214,900
Less: Discounts & Collections (6%)	(\$26,410)	(\$12,890)
Total Net Assessment	\$413,784	\$202,010
	% Increase	\$ Increase
	41%	\$289.20

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
FY 2023

REVENUES:

Assessments/Developer Contributions

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year and collect from Developer remaining assessments for O&M portion.

Interest

Interest income from bank accounts.

Miscellaneous Revenue

Income received for district.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Taylor & White, Inc. serves as the District's engineering firm.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Special Assessment Bond Series 2018B and anticipated issuance of Special Assessments Bonds Series 2019. The District has contracted with Grau and Associates an independent auditing firm to perform the calculations.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements the District's Special Assessment Bond Series 2018B and anticipated issuance of Special Assessments Bonds Series 2019. An additional fee of \$500 is incurred for a revised amortization fee after the District makes an Optional Redemption payment towards any of the Bonds. It has contracted with Governmental Management Services, LLC to provide this service.

Attorney

The District's has contracted with Kutak Rock, LLP for legal counsel providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
FY 2023

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on similar Community Development Districts and includes the GASB 34 pronouncement and has contracted with Grau and Associates.

Assessment Administration

Governmental Management Services serves as the District's Assessment Administrator responsible for certifying annual assessments to County Tax Collector, billing and collection of direct assessments, collection of prepaid assessments, maintaining lien book, etc.

Trustee Fees

The District will issue bonds to be held with a Trustee at a qualified Bank. The amount of the trustee fees is based on the agreement between US Bank and the District for the Special Assessment Bond Series 2018B and anticipated issuance of Special Assessments Bonds Series 2019.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

The cost of telephone and fax machine service.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
FY 2023

Insurance

The District will obtain a General Liability & Public Officials Liability Insurance policy with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Amenity Center:

Insurance (Property)

The District's property Insurance policy is with Florida Insurance Alliance, FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Pool Monitors

The District will contract with management company to provide personnel to monitor usage of the pool during peak swim season.

Field Operations Manager

The District has contracted with Governmental Management Services, LLC to provide Field Operations services, to include contract administration, field related inspections, etc.

Office Supplies / Mailings / Printing

Consists of mailings to residents, access control expenses, etc.

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
FY 2023

Pool Maintenance

The District will contract with management company for the maintenance of the Amenity Center pool.

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool.

Landscape Maintenance

The District is contracted with a Yellowstone Landscape to maintain the common areas of the District, landscape light repairs, tree removals, tree trimmings, additional mulching and new projects and replacements.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 8,558	\$ 102,690
Contingency	\$ 833	\$ 10,000
	\$ 9,391	\$ 112,690

Irrigation Maintenance

Cost of miscellaneous repairs and maintenance to irrigation system.

Lake Maintenance

The District has contracted with Solitude Lake Management to maintain the water quality in all the lakes on District property.

General Facility Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas and Amenity Centers, to include painting, pressure washing, carpet cleaning and replacement of lighting in and around the facilities.

Street Lighting

The District will contract with utility company for street lighting cost to the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Telephone/Cable/Internet

The Amenity Center will contract with vendor to provide phone, cable and internet for Amenity Center.

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT
 General Fund Budget
 FY 2023

Electric

The cost of electricity provided by Clay Electric Cooperative. The District has the following meter:

Location	Acc #	Average / month	Annual Budget
2740 Firethorn Ave	9171539	\$700	\$8,400
Contingency for new accounts		\$550	\$6,600
TOTAL		\$1,250	\$15,000

Water/Sewer/Irrigation

Cost of reclaimed irrigation service from Clay County Utility Authority used by the district. The District has the following meters:

Location	Acc #	Average / month	Annual Budget
2736 Copperwood Avenue	594193	\$128	\$1,536
632 Silverberry Avenue	594195	\$333	\$3,996
2738 Firethorn Avenue	602562	\$250	\$3,000
634 Ivory Palm Road	602561	\$20	\$240
2965 White Heron Trail	602560	\$20	\$240
451 Cheswick Oak Ave	602559	\$65	\$780
708 Sycamore Way	602557	\$20	\$240
832 Sycamore Way	602556	\$20	\$240
2530 Firethron Avenue	602555	\$60	\$720
3048 Firethorn Avenue	602554	\$30	\$360
3140 Firethorn Avenue	602552	\$38	\$456
2744 Firethorn Avenue	604547	\$38	\$456
CONTINGENCY		\$645	\$7,736
TOTAL		\$1,667	\$20,000

Refuse Service

The District will contracted with local company for garbage disposal service.

Janitorial Services

The District will contract with company to provide janitorial services for Amenity Centers. Also included are maintenance services.

Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year. Costs are partially offset by rental and miscellaneous income.

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
FY 2023

Recreational Passes

Represents the estimated cost for issuing access cards to the District's residents for Amenity Center privileges. Residents must purchase replacement cards and receipts are posted to miscellaneous income.

O&M ALLOCATION

PRODUCT TYPE	# UNITS	ERU	TOTAL ERUs	TOTAL ADMIN	ADMIN PER UNIT NET	PLATTED UNITS	PLATTED ERUs	AMENITY GROUNDS O&M	AMENITY GROUNDS PER UNIT NET	TOTAL O&M COSTS PER UNIT NET	TOTAL O&M COSTS PER UNIT GROSS
COMMON UTILITY ROW											
50'	357	1.00	357.00	\$93,548	262.04	357	357.00	\$238,409	\$667.81	\$929.85	\$989.20
60'	88	1.20	105.60	\$23,060	262.04	88	105.60	\$58,767	\$667.81	\$929.85	\$989.20
TOTAL	445		462.60	\$116,608		445	462.60	\$297,176			

O&M BUDGET	FY 2023	FY 2022
ADMIN	\$116,608	\$119,007
AMENITY GROUNDS	\$297,176	\$208,822
TOTAL NET	\$413,784	\$327,829
TOTAL GROSS	\$440,183	\$348,744

Wilford Preserve

Community Development District

Debt Service Fund
Series 2018B

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments	\$248,688	\$100,687	\$100,687	\$201,374	\$176,813
Interest Income	\$20	\$25	\$8	\$33	\$100
Prepayment	\$0	\$959,066	\$0	\$959,066	\$0
Carry Forward Surplus*	\$285,549	\$591,294	\$0	\$591,294	\$106,746
Total Revenues	\$534,257	\$1,651,073	\$100,695	\$1,751,768	\$283,658
Expenditures					
<u>Series 2018B</u>					
Interest - 11/1	\$128,656	\$128,656	\$0	\$128,656	\$88,406
Principal - Prepayment 11/1	\$150,000	\$435,000	\$0	\$435,000	\$0
Interest - 2/1	\$0	\$3,163	\$0	\$3,163	\$0
Principal - Prepayment 2/1	\$0	\$220,000	\$0	\$220,000	\$0
Interest - 5/1	\$124,344	\$109,825	\$0	\$109,825	\$88,406
Principal - Prepayment 5/1	\$0	\$330,000	\$0	\$330,000	\$0
Principal - Prepayment 8/1	\$0	\$0	\$415,000	\$415,000	\$0
Interest - 8/1	\$0	\$0	\$3,378	\$3,378	\$0
Total Expenditures	\$403,000	\$1,226,644	\$418,378	\$1,645,022	\$176,813
Excess Revenues	\$131,257	\$424,429	(\$317,683)	\$106,746	\$106,846

*Reflects excess revenue at fiscal year end less reserve fund amount

Interest 11/1/23 \$ 88,406

Wilford Preserve
Community Development District
Series 2018B Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
08/01/22	\$ 3,490,000.00	5.750%	\$ 415,000.00		\$ 415,000.00
11/01/22	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ -
05/01/23	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ 176,812.50
11/01/23	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ -
05/01/24	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ 176,812.50
11/01/24	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ -
05/01/25	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ 176,812.50
11/01/25	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ -
05/01/26	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ 176,812.50
11/01/26	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ -
05/01/27	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ 176,812.50
11/01/27	\$ 3,075,000.00	5.750%	\$ -	\$ 88,406.25	\$ -
05/01/28	\$ 3,075,000.00	5.750%	\$ 3,075,000.00	\$ 88,406.25	\$ 3,251,812.50
			\$ 3,075,000.00	\$ 1,060,875.00	\$ 4,135,875.00

Wilford Preserve

Community Development District

Debt Service Fund
Series 2019A

Description	Approved Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments	\$521,628	\$527,067	\$0	\$527,067	\$521,628
Interest Income	\$0	\$15	\$5	\$20	\$0
Carry Forward Surplus*	\$206,017	\$206,019	\$0	\$206,019	\$211,896
Total Revenues	\$727,645	\$733,101	\$5	\$733,106	\$733,524
Expenditures					
<u>Series 2018B</u>					
Interest - 11/1	\$196,115	\$195,605	\$0	\$195,605	\$ 192,615
Interest - 5/1	\$196,115	\$195,605	\$0	\$195,605	\$ 192,615
Principal Expense - 5/1	\$130,000	\$130,000	\$0	\$130,000	\$ 135,000
Total Expenditures	\$522,230	\$521,210	\$0	\$521,210	\$520,230
Excess Revenues	\$205,415	\$211,891	\$5	\$211,896	\$213,294

*Reflects excess revenue at fiscal year end less reserve fund amount

Interest 11/1/23 \$ 189,510

Wilford Preserve

Community Development District

SERIES 2019A AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 7,590,000.00		\$ 192,615.00	\$ 518,220.00
5/1/23	\$ 7,590,000.00	\$ 135,000.00	\$ 192,615.00	
11/1/23	\$ 7,455,000.00		\$ 189,510.00	\$ 517,125.00
5/1/24	\$ 7,455,000.00	\$ 145,000.00	\$ 189,510.00	
11/1/24	\$ 7,310,000.00		\$ 186,175.00	\$ 520,685.00
5/1/25	\$ 7,310,000.00	\$ 150,000.00	\$ 186,175.00	
11/1/25	\$ 7,160,000.00		\$ 182,725.00	\$ 518,900.00
5/1/26	\$ 7,160,000.00	\$ 160,000.00	\$ 182,725.00	
11/1/26	\$ 7,000,000.00		\$ 179,045.00	\$ 521,770.00
5/1/27	\$ 7,000,000.00	\$ 165,000.00	\$ 179,045.00	
11/1/27	\$ 6,835,000.00		\$ 174,920.00	\$ 518,965.00
5/1/28	\$ 6,835,000.00	\$ 175,000.00	\$ 174,920.00	
11/1/28	\$ 6,660,000.00		\$ 170,545.00	\$ 520,465.00
5/1/29	\$ 6,660,000.00	\$ 185,000.00	\$ 170,545.00	
11/1/29	\$ 6,475,000.00		\$ 165,920.00	\$ 521,465.00
5/1/30	\$ 6,475,000.00	\$ 190,000.00	\$ 165,920.00	
11/1/30	\$ 6,285,000.00		\$ 161,170.00	\$ 517,090.00
5/1/31	\$ 6,285,000.00	\$ 200,000.00	\$ 161,170.00	
11/1/31	\$ 6,085,000.00		\$ 156,170.00	\$ 517,340.00
5/1/32	\$ 6,085,000.00	\$ 215,000.00	\$ 156,170.00	
11/1/32	\$ 5,870,000.00		\$ 150,795.00	\$ 521,965.00
5/1/33	\$ 5,870,000.00	\$ 225,000.00	\$ 150,795.00	
11/1/33	\$ 5,645,000.00		\$ 145,170.00	\$ 520,965.00
5/1/34	\$ 5,645,000.00	\$ 235,000.00	\$ 145,170.00	
11/1/34	\$ 5,410,000.00		\$ 139,295.00	\$ 519,465.00
5/1/35	\$ 5,410,000.00	\$ 245,000.00	\$ 139,295.00	
11/1/35	\$ 5,165,000.00		\$ 133,170.00	\$ 517,465.00
5/1/36	\$ 5,165,000.00	\$ 260,000.00	\$ 133,170.00	
11/1/36	\$ 4,905,000.00		\$ 126,670.00	\$ 519,840.00
5/1/37	\$ 4,905,000.00	\$ 275,000.00	\$ 126,670.00	
11/1/37	\$ 4,630,000.00		\$ 119,795.00	\$ 521,465.00
5/1/38	\$ 4,630,000.00	\$ 285,000.00	\$ 119,795.00	
11/1/38	\$ 4,345,000.00		\$ 112,670.00	\$ 517,465.00
5/1/39	\$ 4,345,000.00	\$ 300,000.00	\$ 112,670.00	
11/1/39	\$ 4,045,000.00		\$ 105,170.00	\$ 517,840.00
5/1/40	\$ 4,045,000.00	\$ 315,000.00	\$ 105,170.00	
11/1/40	\$ 3,730,000.00		\$ 96,980.00	\$ 517,150.00
5/1/41	\$ 3,730,000.00	\$ 335,000.00	\$ 96,980.00	
11/1/41	\$ 3,395,000.00		\$ 88,270.00	\$ 520,250.00
5/1/42	\$ 3,395,000.00	\$ 350,000.00	\$ 88,270.00	
11/1/42	\$ 3,045,000.00		\$ 79,170.00	\$ 517,440.00
5/1/43	\$ 3,045,000.00	\$ 370,000.00	\$ 79,170.00	
11/1/43	\$ 2,675,000.00		\$ 69,550.00	\$ 518,720.00
5/1/44	\$ 2,675,000.00	\$ 390,000.00	\$ 69,550.00	
11/1/44	\$ 2,285,000.00		\$ 59,410.00	\$ 518,960.00
5/1/45	\$ 2,285,000.00	\$ 410,000.00	\$ 59,410.00	
11/1/45	\$ 1,875,000.00		\$ 48,750.00	\$ 518,160.00
5/1/46	\$ 1,875,000.00	\$ 435,000.00	\$ 48,750.00	
11/1/46	\$ 1,440,000.00		\$ 37,440.00	\$ 521,190.00
5/1/47	\$ 1,440,000.00	\$ 455,000.00	\$ 37,440.00	
11/1/47	\$ 985,000.00		\$ 25,610.00	\$ 518,050.00
5/1/48	\$ 985,000.00	\$ 480,000.00	\$ 25,610.00	
11/1/48	\$ 505,000.00		\$ 13,130.00	\$ 518,740.00
5/1/49	\$ 505,000.00	\$ 505,000.00	\$ 13,130.00	
11/1/49				\$ 518,130.00
		\$ 7,590,000.00	\$ 6,619,680.00	\$ 14,535,285.00

EIGHTH ORDER OF BUSINESS

B.

1.

**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: 137
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$5,120.00
- (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): 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. 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



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 4651
Date 06/15/2022

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 06/12/2022. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$5,120.00

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	89,473.75	89,968.75	149.95	495.00
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	116,325.18	116,325.18	155.10	0.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	0.00	4,295.00	42.95	4,295.00
*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	9,913.75	10,243.75	102.44	330.00
REIMBURSABLES	0.00	9,822.14	9,822.14	0.00	0.00
Total	189,200.00	307,858.57	312,978.57	165.42	5,120.00

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. eor	3.00	495.00

*Stormwater & Wastewater 20 Year Needs Analysis

	Units	Billed Amount
D. Glynn Taylor, P.E. stormwater analysis stormwater analysis stormwater analysis stormwater analysis	10.00	1,650.00
Taylor L. Forth	23.00	2,645.00

***Stormwater & Wastewater 20 Year Needs Analysis**

	Units	Billed Amount
<i>go over stormwater needs analysis w glynn, print and read info from hopping green and sams, and read other info from emails</i>		
<i>find stowmwater analysis templates and save, go through powerpoint, go through example from marilee, work on wilford cdd stormwater needs analysis and go over plans</i>		
<i>stormwater analysis, go over with glynn, revise, inventory culverts</i>		
<i>stormwater analysis-inventory culverts, finalize</i>		

Phase subtotal 4,295.00

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

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
CDD Meeting		

subtotal 38.00 5,120.00

Invoice total **5,120.00**

**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: 138
- (B) Name of Payee: England-Thims & Miller, Inc.
- (C) Amount Payable: \$3,559.84
- (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. 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

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

June 06, 2022
Project No: 17186.31000
Invoice No: 0203134

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

Professional Services rendered through May 28, 2022

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

Total Fee	63,434.27		
Percent Complete	100.00	Total Earned	63,434.27
		Previous Fee Billing	63,434.27
		Current Fee Billing	0.00
		Total Fee	0.00
		Total this Task	0.00

Task 02 Additional Services

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Donchez, James	5/7/2022	.50	123.97	61.99	
Donchez, James	5/14/2022	.50	123.97	61.99	
Donchez, James	5/21/2022	.50	123.97	61.99	
Donchez, James	5/28/2022	.50	123.97	61.99	
Sr. Inspector					
Brown, Corey	5/7/2022	10.00	75.27	752.70	
Brown, Corey	5/14/2022	12.00	75.27	903.24	
Brown, Corey	5/21/2022	12.00	75.27	903.24	
Brown, Corey	5/28/2022	10.00	75.27	752.70	
Totals		46.00		3,559.84	
Total Labor					3,559.84
					Total this Task
					\$3,559.84
					Invoice Total this Period
					\$3,559.84

**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: 139
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$2,270.00
- (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): 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. 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



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 4703
Date 07/12/2022

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 07/10/2022. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$2,270.00

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	89,968.75	90,988.75	151.65	1,020.00
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	116,325.18	116,440.18	155.25	115.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	4,295.00	5,430.00	54.30	1,135.00
*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	10,243.75	10,243.75	102.44	0.00
REIMBURSABLES	0.00	9,822.14	9,822.14	0.00	0.00
Total	189,200.00	312,978.57	315,248.57	166.62	2,270.00

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
eor		
Richard "JJ" Edwards	6.00	690.00

Create Prints of all As-Built for Phase I, Phase IIA, Phase IIB and Cheswick Oaks Ave and compile a submittal package to the SJRWMD for As-Built review. Create Engineers MSSW SJRWMD As-Built application.
Develop EOR As-built Certification Letter and and EOR Certification. Compile submittal package for delivery to Clay County.

Phase subtotal 1,020.00

*Construction Obsv/Certs-HRLY-NTE

	Units	Billed Amount
Richard "JJ" Edwards	1.00	115.00

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

	Units	Billed Amount
<i>Review As-Builts and contact Surveyor for the additional CAD File documentation needed for County Approval. Create Onedrive of the Complete As-Builts Submittal and send to the County for approval.</i>		

***Stormwater & Wastewater 20 Year Needs Analysis**

	Units	Billed Amount
D. Glynn Taylor, P.E. eor	2.00	330.00
Taylor L. Forth revise report and reprint revise report per markups, pdf and print check cdd req totals	7.00	805.00
Phase subtotal		1,135.00
subtotal	18.00	2,270.00

Invoice total **2,270.00**

2.

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Wilford Preserve CDD
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Glynn Taylor, P.E.
Position/Title:	District Engineer
Email Address:	glynn.taylor@taylorandwhite.com
Phone Number:	904-346-0671

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input checked="" type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Wilford Preserve CDD ("District") manages the stormwater system in order to protect and serve the residents of the CDD. The District budgets funds to maintain the stormwater system.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Complaints are sent to the CDD Board. District engineer reviews.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	14,624.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	14	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Wilford Preserve is a 445 Single Family Subdivision with the infrastructure for the final 138 lots currently under construction. The stormwater management system is a wet detention system designed per local jurisdiction requirements.

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

plan files

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Clay County

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

n/a

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

n/a

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	9	46	52	58	66
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	Pond Maintenance	0	0	0	0	0	0
2017-18	Pond Maintenance	0	0	0	0	0	0
2018-19	Pond Maintenance	0	0	0	0	0	0
2019-20	Pond Maintenance	1,454	0		0	0	0
2020-21	Pond Maintenance	8,724			0	0	0

Expansion

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	46	52	58	66
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	46	52	58	66

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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Ph I

Ph 2a

168	207
152	93
36	135
80	145
176	44
371	23
52	143
24	30
168	143
304	32
46	22
24	47
240	20
142	45
48	28
184	144
160	
164	1301
164	
160	
48	
28	
84	
172	
194	
24	

52
32
108
108
108
108
108
24
142
142
24
24
84
84
96
96
24
156
156
32

5121

Ph 2B

Ph 3A

Ph 3B

Ph 2

67	24	144	21
395	286	24	395
395	168		99
158	186	168	99
158	200		99
395	100		99
395	22		22
370	40		157
139	112		21
120	80		117
39	200		303
246	82		45
211	28		22
45	32		55
135	200		44
56	64		21
107	24		58
107	48		129
41			44
	1896		47
3579			47
			21
			42
			23
			289
			136

22

46

36

2559

3.



Taylor & White, Inc.
Civil Design & Consulting Engineers

June 10, 2022

Marilee Giles
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: District Engineers Report- 2022
Wilford Preserve CDD
Section 9.21 of the Master Trust Indenture

Mr. Laughlin:

In Accordance with Section 9.21 of the Master Trust Indenture for the Wilford Preserve District (CDD), we have completed our annual review of the portions of the project within this CDD as currently under construction. Phase I, Phase 2A, Phase 2 and Cheswick Oaks Avenue have been completed. Phases 3A and 3B are under construction, Phase 3A has been substantially completed (just finishing paperwork) and Phase 3B will be completed within 2 months.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or concerns, please contact me at (904) 346-0671 or glynn.taylor@taylorandwhite.com.



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NINTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Statements
as of
June 30, 2022



WILFORD PRESERVE
Community Development District
Combined Balance Sheet
June 30, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$33,544	---	---	\$33,544
Investments:				
Debt Service 2018B				
Reserve	---	\$358,225	---	\$358,225
Revenue	---	\$8,745	---	\$8,745
Prepayment	---	\$415,670	---	\$415,670
Construction	---	---	\$458	\$458
Debt Service 2019A				
Reserve	---	\$183,163	---	\$183,163
Revenue	---	\$211,878	---	\$211,878
Construction	---	---	\$1,928,113	\$1,928,113
Custody	\$93,469	---	---	\$93,469
Utility Deposits	\$1,350	---	---	\$1,350
Prepaid Expenses	\$575	---	---	\$575
Total Assets	<u>\$128,938</u>	<u>\$1,177,682</u>	<u>\$1,928,570</u>	<u>\$3,235,191</u>
<u>Liabilities:</u>				
Contracts Payable	---	---	\$15,028	\$15,028
Retainage Payable	---	---	\$627,267	\$627,267
Fund Balances:				
Restricted for 2018B Debt Service	---	\$782,640	---	\$782,640
Restricted for 2019A Debt Service	---	\$395,042	---	\$395,042
Restricted for 2018B Capital Projects	---	---	\$458	\$458
Restricted for 2019A Capital Projects	---	---	\$1,285,818	\$1,285,818
Unassigned	\$128,363	\$0	\$0	\$128,363
Total Liabilities & Fund Equity	<u>\$128,938</u>	<u>\$1,177,682</u>	<u>\$1,928,570</u>	<u>\$3,235,191</u>

WILFORD PRESERVE
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending June 30, 2022

Adopted	Prorated	Actual	
Budget	06/30/22	06/30/22	Variance

REVENUES:

Assessments - Tax Roll	\$202,010	\$202,010	\$205,083	\$3,073
Assessments - Direct	\$36,564	\$36,564	\$36,564	\$0
Developer Contributions	\$89,254	\$0	\$0	\$0
Interest	\$0	\$0	\$2	\$2
Micellaneous Revenue	\$0	\$0	\$200	\$200

TOTAL REVENUES

\$327,829	\$238,575	\$241,850	\$3,275
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$10,000	\$7,500	\$0	\$7,500
Arbitrage	\$1,200	\$900	\$600	\$300
Dissemination	\$7,000	\$5,250	\$5,250	\$0
Attorney	\$20,000	\$15,000	\$7,482	\$7,518
Annual Audit	\$5,800	\$5,800	\$4,700	\$1,100
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$6,020	\$6,020	\$6,592	(\$572)
Management Fees	\$46,800	\$35,100	\$35,100	\$0
Information Technology	\$1,000	\$750	\$750	\$0
Website Compliance	\$600	\$450	\$450	\$0
Telephone	\$300	\$225	\$94	\$131
Postage	\$1,000	\$750	\$162	\$588
Printing & Binding	\$1,500	\$1,125	\$247	\$878
Insurance	\$6,512	\$6,512	\$6,127	\$385
Legal Advertising	\$5,000	\$3,750	\$522	\$3,229
Other Current Charges	\$600	\$450	\$383	\$67
Office Supplies	\$500	\$375	\$19	\$356
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Total Administrative

\$119,007	\$95,132	\$73,653	\$21,479
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Grounds Maintenance:

Insurance	\$8,000	\$6,000	\$0	\$6,000
Pool Monitors	\$4,000	\$3,000	\$0	\$3,000
Field Operations Manager	\$30,000	\$22,500	\$15,000	\$7,500
Office Supplies / Mailings / Printing	\$600	\$450	\$0	\$450
Pool Maintenance	\$20,000	\$15,000	\$0	\$15,000
Permit Fees	\$450	\$338	\$0	\$338
Landscape Maintenance	\$49,948	\$37,461	\$58,223	(\$20,762)

WILFORD PRESERVE
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending June 30, 2022

	Adopted	Prorated	Actual	
	Budget	06/30/22	06/30/22	Variance
Irrigation Maintenance	\$1,000	\$750	\$0	\$750
Lake Maintenance	\$8,724	\$6,543	\$5,969	\$574
General Facility Maintenance	\$15,000	\$11,250	\$650	\$10,600
Streetlighting	\$15,000	\$11,250	\$0	\$11,250
Telephone/Cable/Internet	\$2,500	\$1,875	\$0	\$1,875
Electric	\$15,000	\$11,250	\$241	\$11,009
Water/Sewer/Irrigation	\$20,000	\$15,000	\$12,145	\$2,855
Refuse Service	\$2,000	\$1,500	\$0	\$1,500
Janitorial Services	\$9,500	\$7,125	\$0	\$7,125
Special Events	\$6,000	\$4,500	\$0	\$4,500
Recreational Passes	\$1,100	\$825	\$0	\$825
 Total Grounds Maintenance	 \$208,822	 \$156,617	 \$92,227	 \$64,389
 TOTAL EXPENDITURES	 \$327,829	 \$251,748	 \$165,880	 \$85,868
 EXCESS REVENUES (EXPENDITURES)	 \$0		 \$75,970	
 FUND BALANCE - Beginning	 \$0		 \$52,968	
 FUND BALANCE - Ending	 \$0		 \$128,938	

WILFORD PRESERVE
Community Development District
General Fund

Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Tax Roll	\$0	\$8,715	\$116,865	\$5,955	\$8,037	\$6,324	\$53,569	\$3,512	\$2,107	\$0	\$0	\$0	\$205,083
Assessments - Direct Assesments	\$0	\$18,282	\$0	\$0	\$9,141	\$0	\$0	\$9,141	\$0	\$0	\$0	\$0	\$36,564
Interest	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue	\$0	\$70	\$0	\$61	\$0	\$0	\$0	\$0	\$70	\$0	\$0	\$0	\$200
Total Revenues	\$0	\$27,066	\$116,865	\$6,017	\$17,179	\$6,324	\$53,569	\$12,653	\$2,177	\$0	\$0	\$0	\$241,850
Expenditures:													
Administrative													
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination Agent	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
Attorney	\$1,480	\$1,215	\$0	\$468	\$735	\$818	\$0	\$2,767	\$0	\$0	\$0	\$0	\$7,482
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$1,500	\$200	\$0	\$0	\$0	\$4,700
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$3,450	\$3,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,592
Management Fees	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$0	\$0	\$0	\$35,100
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Website Administration	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$450
Telephone	\$3	\$0	\$30	\$10	\$0	\$0	\$19	\$13	\$20	\$0	\$0	\$0	\$94
Postage	\$22	\$29	\$2	\$11	\$18	\$25	\$22	\$23	\$10	\$0	\$0	\$0	\$162
Printing & Binding	\$0	\$40	\$68	\$0	\$15	\$61	\$10	\$23	\$29	\$0	\$0	\$0	\$247
Insurance	\$0	\$6,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,127
Legal Advertising	\$75	\$0	\$0	\$75	\$75	\$75	\$75	\$75	\$75	\$0	\$0	\$0	\$522
Other Current Charges	\$49	\$0	\$37	\$39	\$47	\$39	\$32	\$104	\$35	\$0	\$0	\$0	\$383
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$12	\$0	\$6	\$0	\$0	\$0	\$0	\$19
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenses	\$11,420	\$15,477	\$7,896	\$5,820	\$5,507	\$5,646	\$7,775	\$9,128	\$4,985	\$0	\$0	\$0	\$73,653
Grounds Maintenance													
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Operations Manager	\$0	\$0	\$0	\$0	\$0	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$15,000
Office Supplies / Mailings / Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$5,425	\$5,425	\$5,425	\$5,425	\$5,425	\$5,425	\$5,425	\$11,690	\$8,558	\$0	\$0	\$0	\$58,223
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$727	\$727	\$727	\$727	\$727	\$778	\$778	\$778	\$0	\$0	\$0	\$0	\$5,969
General Facility Maintenance	\$0	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650
Streetlighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone/Cable/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241	\$0	\$0	\$0	\$241
Water/Sewer/Irrigation	\$396	\$287	\$496	\$431	\$1,194	\$1,159	\$1,758	\$3,830	\$2,594	\$0	\$0	\$0	\$12,145
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance Expenses	\$6,548	\$7,089	\$6,648	\$6,583	\$7,346	\$11,111	\$11,711	\$20,048	\$15,142	\$0	\$0	\$0	\$92,227
Total Expenses	\$17,968	\$22,566	\$14,543	\$12,403	\$12,853	\$16,758	\$19,486	\$29,176	\$20,127	\$0	\$0	\$0	\$165,880
Excess Revenues (Expenditures)	(\$6,548)	\$11,589	\$108,969	\$197	\$11,672	\$678	\$45,795	\$3,525	(\$2,808)	\$0	\$0	\$0	\$75,970

WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2018B
Statement of Revenues & Expenditures
For the Period ending June 30, 2022

Adopted Budget	Prorated 06/30/22	Actual 06/30/22	Variance
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REVENUES:

Assessments	\$248,688	\$100,687	\$100,687	\$0
Interest Income	\$20	\$20	\$25	\$5
Prepayment	\$0	\$0	\$959,066	\$959,066
Carry Forward Surplus	\$285,549	\$0	\$0	\$0

TOTAL REVENUES

\$534,257	\$100,707	\$1,059,779	\$959,071
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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 - 2/1	\$0	\$0	\$3,163	(\$3,163)
Principal - Prepayment 2/1	\$0	\$0	\$220,000	(\$220,000)
Interest Expense - 5/1	\$124,344	\$124,344	\$109,825	\$14,519
Principal Expense - 5/01	\$0	\$0	\$330,000	(\$330,000)

TOTAL EXPENDITURES

\$403,000	\$403,000	\$1,226,644	(\$823,644)
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OTHER SOURCES/(USES)

Transfer In/(Out)	\$0	\$0	(\$13)	(\$13)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$13)	(\$13)
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EXCESS REVENUES (EXPENDITURES)

\$131,257	(\$166,878)
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FUND BALANCE - Beginning

\$200,910	\$949,519
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FUND BALANCE - Ending

\$332,167	\$782,640
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Reserve	\$358,225
Revenue	\$8,745
Prepayment	\$415,670
	<u>\$782,640</u>

WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2019A
Statement of Revenues & Expenditures
For the Period ending June 30, 2022

Proposed Budget	Prorated 06/30/22	Actual 06/30/22	Variance
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REVENUES:

Assessment - Tax Roll	\$357,920	\$357,920	\$363,366	\$5,445
Assessment - Direct	\$163,708	\$163,701	\$163,701	\$0
Interest Income	\$0	\$0	\$17	\$17

TOTAL REVENUES	\$521,628	\$521,622	\$527,084	\$5,462
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EXPENDITURES:

Series 2019A

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

TOTAL EXPENDITURES	\$522,230	\$522,230	\$521,210	\$1,020
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EXCESS REVENUES (EXPENDITURES)	(\$602)		\$5,874	
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FUND BALANCE - Beginning	\$226,451		\$389,168	
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FUND BALANCE - Ending	<u>\$225,849</u>		<u>\$395,042</u>	
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Reserve	\$183,163
Revenue	\$211,878
	<u>\$395,042</u>

WILFORD PRESERVE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For the Period ending June 30, 2022

	Series 2018B	Series 2019A
<u>REVENUES:</u>		
Interest Income	\$0	\$85
Developer Contributions	\$0	\$6,387
TOTAL REVENUES	\$0	\$6,472
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$450,699
TOTAL EXPENDITURES	\$0	\$450,699
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$13	\$0
TOTAL OTHER SOURCES/(USES)	\$13	\$0
EXCESS REVENUES (EXPENDITURES)	\$13	(\$444,227)
FUND BALANCE - Beginning	\$445	\$1,730,045
FUND BALANCE - Ending	\$458	\$1,285,818

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)
Less: February 1, 2022		(\$220,000)
Less: May 1, 2022		(\$330,000)
CURRENT BONDS OUTSTANDING		\$3,490,000

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)
Less: May 1, 2022		(\$130,000)
CURRENT BONDS OUTSTANDING		\$7,590,000

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	0.00	163,701.31	36,564.42	200,265.73
TOTAL DUE / RECEIVED DIRECT	0.00	163,701.31	36,564.42	200,265.73
TAX ROLL DUE / RECEIVED	(8,518.47)	363,365.63	205,083.35	568,448.98
TOTAL DUE / RECEIVED	(8,518.47)	527,066.94	241,647.77	768,714.71

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
6	2/11/2022	22,277.73	14,240.44	8,037.29
7	3/11/2022	17,528.49	11,204.61	6,323.88
8	4/14/2022	148,482.53	94,913.44	53,569.09
9	5/19/2022	9,733.64	6,221.97	3,511.67
10	6/4/2022	1,920.55	1,227.66	692.89
TAX CERTS	6/10/2022	3,919.48	2,505.42	1,414.06
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		568,448.98	363,365.63	205,083.35

(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.

WILFORD PRESERVE
Community Development District

Check Register Summary- General Fund

6/1/22 - 6/30/22

Check Date	Check #'s	Total Amount
6/3/22	293	\$8,557.50
6/9/22	294-296	\$11,757.40
6/16/22	297-298	\$2,841.50
Total		\$23,156.40

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/03/22	00016	6/01/22 JAX37240	202206 330-57200-42000	JUN LANDSCAPE MAINTENANCE	*	8,557.50	
				YELLOWSTONE LANDSCAPE			8,557.50 000293
6/09/22	00001	6/01/22 72	202206 310-51300-34000	JUNE MANAGEMENT FEES	*	3,900.00	
		6/01/22 72	202206 310-51300-35200	JUNE WEBSITE ADMIN	*	50.00	
		6/01/22 72	202206 310-51300-35100	JUNE INFORMATION TECH	*	83.33	
		6/01/22 72	202206 310-51300-31300	JUNE DISSEM AGENT SERVICE	*	583.33	
		6/01/22 72	202206 310-51300-51000	OFFICE SUPPLIES	*	.15	
		6/01/22 72	202206 310-51300-42000	POSTAGE	*	9.75	
		6/01/22 72	202206 310-51300-42500	COPIES	*	28.80	
		6/01/22 72	202206 310-51300-41000	TELEPHONE	*	19.54	
		6/01/22 73	202206 330-57200-41000	JUN CONTRACT ADMIN	*	3,750.00	
				GOVERNMENTAL MANAGEMENT SERVICES			8,424.90 000294
6/09/22	00010	6/01/22 22787	202206 310-51300-32200	AUDIT FYE 09/30/2021	*	200.00	
				GRAU & ASSOCIATES			200.00 000295
6/09/22	00016	5/01/22 JAX36616	202205 330-57200-42000	MAY LANDSCAPE MAINTENANCE	*	3,132.50	
				YELLOWSTONE LANDSCAPE			3,132.50 000296
6/16/22	00011	6/09/22 22-00176	202206 310-51300-48000	NOTICE OF MEETING 6/9/22	*	74.50	
				JACKSONVILLE DAILY RECORD			74.50 000297
6/16/22	00021	6/07/22 3064327	202205 310-51300-31500	MAY GENERAL COUNSEL	*	2,767.00	
				KUTAK ROCK LLP			2,767.00 000298
TOTAL FOR BANK A						23,156.40	
TOTAL FOR REGISTER						23,156.40	

WILP WILFORD PRES OKUZMUK



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 372406	6/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Wilford Preserve CDD

Invoice Due Date: July 1, 2022

Invoice Amount: \$8,557.50

Description	Current Amount
Monthly Landscape Maintenance June 2022	\$8,557.50

1,330,572.420
16A

Invoice Total **\$8,557.50**

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 #: 72

Invoice Date: 6/1/22

Due Date: 6/1/22

Case:

P.O. Number:

Bill To:

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

1A

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022	1,310.573.340	3,900.00	3,900.00
Website Administration - June 2022	1,310.573.352	50.00	50.00
Information Technology - June 2022	1,310.573.351	83.33	83.33
Dissemination Agent Services - June 2022	1,310.573.313	583.33	583.33
Office Supplies	1,310.573.510	0.15	0.15
Postage	1,310.573.420	9.75	9.75
Copies	1,310.573.425	28.80	28.80
Telephone	1,310.573.41000	19.54	19.54

Total \$4,674.90

Payments/Credits \$0.00

Balance Due \$4,674.90

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 73
Invoice Date: 6/1/22
Due Date: 6/1/22
Case:
P.O. Number:

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

1A

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2022 1.330.572.410	.	3,750.00	3,750.00
Total			\$3,750.00
Payments/Credits			\$0.00
Balance Due			\$3,750.00

6-7-22
C

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Wilford Preserve CDD
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 22787
Date 06/01/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 200.00

Current Amount Due

\$ 200.00

1,310.513.332

10A

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
200.00	0.00	0.00	0.00	0.00	200.00

Payment due upon receipt.

**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 366161	5/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022

Invoice Amount: \$8,557.50

Description	Current Amount
Monthly Landscape Maintenance May 2022	\$8,557.50

Subtotal \$8,557.50

Amount Paid \$5,425.00

TOTAL \$3,132.50

16A
1,330.572.420

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 9, 2022

Date

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

11A
1,310.573.480

Payment Due Upon Receipt

Serial #	22-00176C	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				<i>For your convenience, you may remit payment at https://www.jaxdailyrecord.com/send-payment.</i>
Publication Dates	6/9			
County	Clay			

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

*If payment is being mailed,
please reference the Serial #
from this invoice on your
check or remittance advice.*

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, June 16, 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

Jun. 9 00 (22-00176C)

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 7, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3064327

Client Matter No. 23023-1

Mr. James Perry
Wilford Preserve CDD
Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

21A

1.310.523.315

Invoice No. 3064327

23023-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/22	K. Jusevitch	0.30	43.50	Prepare amended prompt payment resolution; correspond with district manager
04/07/22	K. Jusevitch	0.30	43.50	Correspond with district manager regarding landowner election
04/18/22	W. Haber	0.40	132.00	Review and respond to correspondence regarding audit
04/20/22	W. Haber	0.40	132.00	Prepare for Board meeting
04/21/22	W. Haber	1.10	363.00	Prepare for and participate in Board meeting; confer with Cowling, Taylor and Giles regarding same
04/22/22	W. Haber	0.60	198.00	Prepare landowner election resolution
05/03/22	W. Haber	0.50	165.00	Review auditor request; review minutes
05/10/22	K. Jusevitch	0.20	29.00	Prepare budget resolution and correspond with district manager
05/17/22	W. Haber	0.40	132.00	Prepare agreement for security monitoring and confer with Cowling

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Wilford Preserve CDD

June 7, 2022

Client Matter No. 23023-1

Invoice No. 3064327

Page 2

05/17/22	K. Jusevitch	0.60	87.00	and Giles regarding same Confer with Haber and correspond with district manager regarding security agreement
05/18/22	J. Johnson	0.50	165.00	Confer with Haber regarding meeting and review agenda packet
05/18/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding access control agreement
05/19/22	J. Johnson	0.90	297.00	Attend board meeting via telephone; prepare correspondence to Haber regarding meeting
05/19/22	K. Jusevitch	0.80	116.00	Prepare access control agreement; confer with Haber
05/20/22	W. Haber	1.20	396.00	Review and revise agreement with AlphaDog; review license agreement for fence
05/23/22	W. Haber	0.60	198.00	Review audit and confer with Kuzmuk regarding same
05/27/22	W. Haber	0.20	66.00	Review audit request
TOTAL HOURS		9.20		

TOTAL FOR SERVICES RENDERED	\$2,592.00
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DISBURSEMENTS

Miscellaneous	175.00	VENDOR: MCCLATCHY COMPANY LLC dba THE KANSAS CIT; INVOICE#: 114328; DATE: 4/30/2022 - Notices of Public Hearing
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TOTAL DISBURSEMENTS	<u>175.00</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$2,767.00</u>
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