

WILFORD PRESERVE
Community Development District

NOVEMBER 17, 2022

AGENDA

**Wilford Preserve
Community Development District**

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

November 10, 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, November 17, 2022 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Consideration of Resolution 2023-03, Canvassing and Certifying the Results of the Landowner's Election
 - C. Consideration of Resolution 2023-04, Designating Officers
- IV. Consideration of Resolution 2023-05, Approving the Acquisition of Amenity Improvements
- V. Approval of the Minutes of the October 20, 2022 Meeting
- VI. Other Business
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer - Ratification of Requisition Nos. 146-148
 - C. District Manager
 - D. Amenity Manager

VIII. Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – December 15, 2022 at 1:30 p.m. at the Plantation Oaks
Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Wilford Preserve Community Development District (hereinafter 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, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners’ meeting was held on November 17, 2022, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____ Votes ____

_____ Votes ____

_____ Votes ____

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____ 2 Year Term Seat ____

_____ 4 Year Term Seat ____

_____ 4 Year Term Seat ____

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2022.

Attest:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

C.

RESOLUTION 2023-04

**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 17TH DAY OF NOVEMBER, 2022.

ATTEST

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DISTRICT APPROVING THE ACQUISITION OF AMENITY IMPROVEMENTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Wilford Preserve Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District which plan is detailed in the District's *Engineering Report*, dated February 23, 2018, as supplemented by the *Second Amended and Restated Second Supplemental Engineering Report*, dated August 15, 2019 ("**Capital Improvement Plan**," or "**CIP**"); and

WHEREAS, the District and DFC Wilford, LLC ("**Developer**") entered into that certain *Agreement Regarding the Acquisition of Certain Work Product, Improvements and Real Property (Series 2019A Bonds)* between the District and the Developer, dated November 1, 2019 which set forth the process by which the District may acquire the improvements and work product comprising the CIP; and

WHEREAS, the Developer has advanced, funded, commenced and completed the preparation of the Amenity Improvements more particularly described in the documents attached hereto as **Composite Exhibit A** ("**Amenity Improvements**"); and

WHEREAS, at this time, the Developer wishes to sell to the District, and the District desires to acquire, the Amenity Improvements, as further described in **Composite Exhibit A**.

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

1. **RECITALS.** All of the representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this Resolution.

2. **AUTHORIZATION FOR ACQUISITION OF AMENITY IMPROVEMENTS.** The Board of Supervisors ("**Board**") hereby authorizes the acquisition of the Amenity Improvements, as described in and using the documents substantially in the forms set forth in **Composite Exhibit A**.

3. **GENERAL AUTHORIZATION.** The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved. The Vice Chairperson shall be authorized to undertake any

action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

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

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

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of November, 2022.

ATTEST:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Developer Request Letter
Affidavit of Costs Paid
District Engineer Certificate
Form of Contractor Acknowledgement and Release
Bill of Sale
Construction Documents
Construction Change Orders
Payment Applications

COMPOSITE EXHIBIT A

Acquisition Documents for Amenity Center Improvements

1. Developer Request Letter
2. Affidavit Regarding Costs Paid
3. District Engineer Certificate
4. Contractor Acknowledgment and Release
5. Bill of Sale
6. Construction Documents
7. Construction Change Orders
8. Payment Applications

Wilford Preserve Community Development District
c/o Marilee Giles, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Wilford Preserve Community Development District
Acquisition of Amenity Center Improvements

Dear Ms. Giles:

Pursuant to the *Agreement Regarding the Acquisition of Certain Work Product, Improvements and Real Property (Series 2019A Bonds)* between the District and the Developer, dated November 1, 2019 ("**Acquisition Agreement**"), you are hereby notified that DFC Wilford, LLC ("**Developer**"), has completed and wishes to sell ("**Sale**") to the Wilford Preserve Community Development District ("**District**") certain amenity improvements ("**Improvements**") as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay an amount not to exceed **\$1,805,730.51** ("Acquisition Amount") which represents the actual cost of constructing and/or creating the Improvements.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, to the extent certain amounts may still be owed to contractors (balance to finish & retainage), Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and/or in connection with the Improvements.

Sincerely,
DFC WILFORD, LLC

Name: _____
Title: _____

Enclosure

cc: Wesley S. Haber, District Counsel
D. Glynn Taylor, P.E., District Engineer

Exhibit A
Description of Improvements
(Wilford Preserve Amenity Center Improvements)

Amenity Center –

All recreational improvements including the amenity center, pool, playground, event lawn, multi-purpose sports field and dog park, and all appurtenances thereto which are necessary to the operation and maintenance of the same, located within and upon Tract Z-2 (Amenity/Recreation) identified in the plat know as WILFORD PRESERVE UNIT 2B as recorded in Plat Book 64, pages 27 through 37, inclusive, of the Public Records of Clay County, Florida

Contractor	Paid to Date	Left to Be Paid	Total
Contractor: K&G Construction, Inc. Contract: _____, dated _____	\$1,805,730.51	\$0.00	\$1,805,730.51
TOTAL:	\$1,805,730.51	\$0.00	\$1,805,730.51

GRAND TOTAL OF IMPROVEMENTS: \$1,805,730.51

**AFFIDAVIT REGARDING COSTS PAID
WILFORD PRESERVE AMENITY CENTER IMPROVEMENTS**

STATE OF _____
COUNTY OF _____

I, _____, of DFC Wilford, LLC, a Florida limited liability company ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is _____, and I am the _____ of Developer. I have authority to make this Affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Wilford Preserve Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Engineering Report*, dated February 23, 2018, as supplemented by the *Second Amended and Restated Second Supplemental Engineering Report*, dated August 15, 2019 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds, or arranged for the expenditure of funds, to develop and/or acquire certain public infrastructure improvements "**Improvements**" described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those Improvements that have been completed to date and states the amounts that have been spent on those Improvements.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the Improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 2022.

WITNESS

DFC WILFORD, LLC

By: _____

Name: _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of DFC Wilford, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

DISTRICT ENGINEER'S CERTIFICATE
WILFORD PRESERVE AMENITY CENTER IMPROVEMENTS

_____, 2022

Board of Supervisors
Wilford Preserve Community Development District

Re: Wilford Preserve Community Development District (Clay County, Florida)
Acquisition of Wilford Preserve Amenity Center Improvements

Ladies and Gentlemen:

The undersigned, a representative of Taylor & White, Inc. ("**District Engineer**"), as District Engineer for the Wilford Preserve Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the amenity center improvements "**Improvements**" as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. Taylor & White, Inc. has reviewed and inspected the Improvements. Taylor & White, Inc. has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, applicable permits, and other documents.
2. The Improvements are within the scope of the District's capital improvement program as set forth in the *Engineering Report*, dated February 23, 2018, as supplemented by the *Second Amended and Restated Second Supplemental Engineering Report*, dated August 15, 2019 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 2022.

D. Glynn Taylor, P.E.
Taylor & White, Inc.
Florida Registration No. _____
District Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by D. Glynn Taylor, P.E., as President of Taylor & White, Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**ACKNOWLEDGMENT AND RELEASE
WILFORD PRESERVE AMENITY CENTER IMPROVEMENTS**

THIS ACKNOWLEDGMENT AND RELEASE ("**Release**") is made the ____ day of _____, 2022, by **K&G Construction, Inc.**, having offices located at 542 Edgewood Avenue South, Jacksonville, Florida 32205 ("**Contractor**"), in favor of the **Wilford Preserve Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Clay County, Florida, and having offices at c/o Marilee Giles District Manager, Government Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated _____ and between Contractor and Dream Finders Homes, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer intends to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired from the Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission, in whole or in part by Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any

payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

K&G CONSTRUCTION, INC.

By: _____
Its: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as _____ of K&G Construction, Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

BILL OF SALE

THIS BILL OF SALE is made as of this ____ day of _____, 2022, by **DFC WILFORD, LLC**, a Florida limited liability company, whose address is _____ (“Grantor”) to **WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, *Florida Statutes*, whose mailing address is 475 West Town Place, Suite 114, 32092 (“Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

Grantor has constructed certain recreational improvements for the Grantor’s project. This instrument is intended to convey the interest of Grantor in and to all such improvements to Grantee.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantee, Grantor, intending to be legally bound, does hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee the following property (hereafter, collectively, the **“Personal and Intangible Property”**) located within TRACT Z-2 WILFORD PRESERVE UNIT 2B, according to the plat thereof as recorded in Plat Book 64, pages 27 through 37, inclusive, of the Public Records of Clay County, Florida, to have and to hold all of said Personal and Intangible Property for its own use, and benefit forever:

All recreational improvements including the amenity center, pool, playground, event lawn, multi-purpose sports field and dog park, and all appurtenances thereto which are necessary to the operation and maintenance of the same.

2. Grantor agrees that to the extent that title to any of the Personal and Intangible Property is evidenced by, or transferable by execution or delivery of, certificates of title or other similar documentation, then Grantor will, upon demand, execute and deliver all such certificates or similar instruments.

3. In furtherance of this Bill of Sale, Grantor hereby acknowledges that from this date Grantee has succeeded to all of its right, title, and standing to:

- a. receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby;
- b. institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect,

assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby;

c. defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

4. Grantor hereby warrants the following:

a. that Grantor is the lawful owner of the Personal and Intangible Property;

b. that the Personal and Intangible Property is free of all liens and encumbrances; and

c. that Grantor has no knowledge of any defects in the Personal and intangible Property.

5. Grantor also agrees to warrant and repair any defects in design or workmanship to Grantee's satisfaction for a period of one (1) year from the date hereof.

6. Nothing in this Bill of Sale shall be construed as a waiver of Grantee's limitations on liability provided in Section 768.28, Florida Statutes

7. This Bill of Sale shall be governed by, and construed under, the laws of the State of Florida.

8. This Bill of Sale shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantor as hereunto set its hand and seal the day and year first above written above.

DFC WILFORD, LLC, a Florida limited liability company

Printed Name: _____
Witness

By: _____
Printed Name: _____
As its: _____

Printed Name: _____
Witness

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202__, by _____, as _____ of DFC Wilford Preserve, LLC, who is [] personally known to me, or [] has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

2nd Bid w/ VF

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE
for
CONSTRUCTION SERVICES FOR
WILFORD PRESERVE AMENITY: CLUBHOUSE
by **Dream Finders Homes, LLC**

This Proposal for construction services has been submitted on this 30th day of April,
2020 by K&G Construction Inc. Co. [company] whose business address is 542 Edgewood Ave S Jacksonville, FL 32205,
telephone number is 904-772-1316, and e-mail address is aaron@kandgcontractors.com

The undersigned acknowledges, by the below execution of this Proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information one hundred and twenty (120) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal, to enter into and execute the services contract in substantially the form included in the Proposal Documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this Proposal constitutes fraud; and, that the Dream Finders Homes, LLC (the "Owner") considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Owner. Furthermore, the undersigned acknowledges receipt of the following documents, the provisions of which have been included in this Request for Proposal.

- | | |
|---|----------------------|
| 1. Request for Proposals (1 page) | <u>AK</u> (Initial) |
| 2. Instructions to Proposers (3 pages) | <u>AG</u> (Initial) |
| 3. Acknowledgement of Receipt of Documents (2 pages) | <u>AG</u> (Initial) |
| 4. Addenda Acknowledgement (1 page) | <u>AG</u> (Initial) |
| 5. Proposal Statement (1 page) | <u>AK</u> (Initial) |
| 6. Summary of Costs and Provision of Schedule (1 page) | <u>AG</u> (Initial) |
| 7. Bid Form (4 pages) | <u>AK</u> (Initial) |
| 8. Supplementary Conditions to General Conditions (8 pages) | <u>AG</u> (Initial) |
| 9. Architectural & Engineering Drawings | <u>AK</u> (Initial) |
| 10. Landscape and Irrigation | <u>AK</u> (Initial) |
| 11. ⁺ Technical Specifications | <u>AK</u> (Initial) |
| 12. Bonded Lightning Protection Systems | <u>AG</u> (Initial) |
| 13. Civil Engineering Drawings | <u>AG</u> (Initials) |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Owner, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the Proposer.

K&G Construction Inc. Co.

Name of Organization

By: 

This 30th day of April, 2020

By: Aaron Galley, President

Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: Florida

State of Florida

)

SS

County of Duval

)



The foregoing instrument was acknowledged before me this 30th day of April, 2020, by Aaron Galley of the K&G Construction Inc. Co. who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.


Signature of Notary taking acknowledgement

My Commission Expires: 09/20/20

(SEAL)



**ADDENDA ACKNOWLEDGEMENT FORM
CONSTRUCTION SERVICES FOR
WILFORD PRESERVE AMENITY: CLUBHOUSE
by Dream Finders Homes, LLC**

Proposer acknowledges receipt of the following addenda:
one million, seven hundred eighty nine thousand, five hundred fifty one dollars, t

Addendum No. <u>1</u>	Dated <u>04/10/2020</u>
Addendum No. <u>2</u>	Dated <u>04/22/2020</u>
Addendum No. <u>3</u>	Dated <u>04/27/2020</u>
Addendum No. <u>4</u>	Dated <u>04/28/2020</u>
Addendum No. * <u> </u>	Dated <u> </u>

Proposer:


(Signature)

Date: 04/30/2020

Address:

542 Edgewood Ave S
Jacksonville, FL 32205

By:

Aaron Galley
(Print name)

Aaron Galley, President

Type Name and Title

Florida Construction Industry Board License No.:

CGC1511097

*Should more than five (5) addenda be received, attach additional Addenda Acknowledgement Forms and acknowledge receipt of addenda therein.

I. PROPOSAL

CONSTRUCTION SERVICES FOR
WILFORD PRESERVE AMENITY: CLUBHOUSE
By Dream Finders Homes, LLC

TO: DREAM FINDERS HOMES, LLC

FROM: K&G Construction Inc. Co.

In response to your Request for Proposals, the undersigned hereby submits our Proposal for construction of the certain improvements identified above. This Proposal has been prepared and submitted subject to the conditions and requirements set forth by the Project Manual including, but not limited to the Contract Documents, Plans and Specifications and all Addenda. All of the aforementioned documents, so far as they relate to this Proposal, are made a part hereof. The undersigned (Contractor) herewith proposes to perform the work stipulated for the unit and/or lump sum and unit prices given by the Summary of Costs, that is a part hereof. **The Contractor shall not place any qualifications or conditions upon its Proposal.**

The undersigned has carefully checked the Summary of Costs against the Project Manual including, but not limited to the Contract Documents, Plans and Specifications and all Addenda, before submitting this Proposal and accepts them as correctly listing the complete work to be done in accordance with the Project Manual including, but not limited to the Contract Documents, Plans and Specifications and all Addenda.

The undersigned Proposer has examined the entire Project Manual including, but not limited to the Contract Documents, Plans and Specifications and all Addenda, and is acquainted with and fully understands the extent and character of the Work covered by this Proposal and the specified requirements for the Work. Further, the Proposer has examined the work site and is fully informed as to conditions at this site.

The undersigned Proposer states that this Proposal is made in conformity with the Contract Documents, and agrees that in case of any discrepancy or differences between any condition of his or her Proposal and those of the Contract Documents, the provisions of the latter shall prevail.

The undersigned Proposer certifies that he or she has carefully examined the foregoing Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and save harmless the Owner against any cost, damage or expense which may be incurred or caused by error in his or her preparation of the same.

**SUMMARY OF COSTS AND PROVISION OF SCHEDULE
CONSTRUCTION SERVICES FOR
WILFORD PRESERVE AMENITY: CLUBHOUSE
by Dream Finders Homes, LLC^{1,789,551.}**

SECTION 1. PRICING.

Furnish and install all material, equipment and labor for the work complete and acceptable for construction of all infrastructure and appurtenances **as outlined in the attached Bid Form (to be prepared and completed by Proposer)** for the total lumps sum of:

one million, seven hundred ~~eighty~~ nine thousand, five hundred fifty one dollars, zero cents

(In Words).

\$ 1,789,551.00

(In Figures).

Note: This lump sum amount must match the extended total price on the Proposer-provided Bid Form which shall provide detailed quantities, associated unit costs, and line item costs (extended to provide for total cost). In addition to providing a hard copy of this Bid Form, **this information must be submitted electronically by the Proposer in Excel format.** Please be advised the selected Contractor will be responsible for construction stakeout and the retention of a surveyor to perform such work; accordingly, a corresponding line item must be included in all submitted Proposals.

SECTION 2. SCHEDULE.

Contractor shall submit along with this Proposal a detailed project schedule. This chart shall include such milestones included at the Proposer's discretion; however, at the very least the chart shall identify dates for the issuance of the Notice to Proceed, the achievement of Substantial Completion and the application for Final Payment, as such events are defined in sections 1.01(28), 1.01(45) and 14.07 of the Standard General Conditions of the Construction Contract, respectively. The number of days occurring between the issuance of the Notice to Proceed and the achievement of Substantial Completion is: One hundred sixty two (in words) 162 (in figures). The Owner reserves the right to waive any informalities or to reject any and all proposals.

This proposal made by and on behalf of:

Proposer Signature: 

Date: 04/30/2020

Address: 542 Edgewood Ave S Jacksonville, FL 32205

By: 

Print Name: Aaron Galley

BID FORM
CONSTRUCTION SERVICES FOR
WILFORD PRESERVE AMENITY: CLUBHOUSE
by Dream Finders Homes, LLC

THE PROJECT AND THE PARTIES

1.01 TO: Dream Finders Homes, LLC

1.02 FOR: Construction Services WILFORD PRESERVE AMENITY: CLUBHOUSE

1.03 DATE: 04/30/2020 (PROPOSER TO ENTER DATE)

1.04 SUBMITTED BY: (PROPOSER TO ENTER NAME AND ADDRESS)

- A. Proposer's Full Name Aaron Galley
- B. Address 542 Edgewood Ave S
- C. City, State, Zip Jacksonville, FL 32205

1.05 OFFER

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Proposers and the Contract Documents for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
One million, Seven hundred eight nine thousand, five hundred fifty one dollars, zero cents Dollars
(\$1,789,551.00); and in lawful money of the United States of America.
- B. We have included the required security Bid Bond as required by the Instruction to Proposers.
- C. All applicable federal taxes are included and State of Florida taxes are included in the Bid Sum.

1.06 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for 120 days from the proposal opening date.
- B. If this bid is accepted by Dream Finders Homes, LLC within the time period stated above, we will:
1. Execute the Agreement within seven days of receipt of Notice of Award.
 2. Furnish the required bonds within seven days of receipt of Notice of Award.
 3. Commence work within seven days after written Notice to Proceed of this bid.
- C. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.

- D. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Proposers; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

1.07 CONTRACT TIME

- A. If this Bid is accepted, we will:

Complete the Work in 162 calendar days (weather permitting) from Notice to Proceed.
(Proposer to enter days.)

1.08 UNIT PRICES

- A. The following are Unit Prices for specific portions of the Work as listed. The following is the list of Unit Prices:

1. Pavers -SF- \$ 4.75

1.09 SCHEDULE OF VALUES

- A. Provide the cost breakdown for each numbered item below (Proposer to enter value). This schedule is an integral part of the Bid Form and no spaces shall be left blank. If an item is not applicable, please add the notation N/A. This bid tabulation should be provided within twenty-four (24) hours of the Bid Date.

1. Project Management:	\$ <u>36,000.00</u>
2. General Requirements:	\$ <u>38,307.04</u>
3. Amenity Building	
3000 Concrete:	\$ <u>22,176.00</u>
4000 Masonry:	\$ <u>81,900.00</u>
5000 Metals:	\$ <u>8,550.00</u>
6000 Wood & Plastic:	\$ <u>70,445.00</u>
7000 Thermal & Moisture Protection:	\$ <u>34,300.00</u>
8000 Doors & Windows:	\$ <u>25,150.00</u>
9000 Finishes:	\$ <u>63,309.00</u>
10000 Specialties:	\$ <u>10,264.70</u>
11000 Equipment:	\$ <u>N/A</u>
12000 Furnishings	\$ <u>N/A</u>
13000 Special Construction	\$ <u>N/A</u>
14000 Conveying Systems:	\$ <u>N/A</u>
15000 Mechanical Systems:	\$ <u>38,495.00</u>
16000 Electrical Systems:	\$ <u>216,980.00</u>
26000 Lightning Protection	\$ <u>N/A</u>

4. Amenity Hardscape	
2000 Site Work:	\$ <u>4,940.40</u>
3000 Concrete:	\$ <u>n/a</u>
4000 Masonry:	\$ <u>58,626.00</u>
9000 Finishes:	\$ <u>37,507.87</u>
10000 Specialties:	\$ <u>16,975.00</u>
13000 Special Construction:	\$ <u>116,719.00</u>
15000 Mechanical:	\$ <u>N/A</u>
16000 Electrical:	\$ <u>N/A</u>
5. Amenity Pool	
10000 Specialties:	\$ <u>N/A</u>
13000 Special Construction:	\$ <u>277,978.00</u>
15000 Mechanical:	\$ <u>120,000.00</u>
16000 Electrical:	\$ <u>4,500.00</u>
6. Site Improvements	
2000 Site Work:	\$ <u>n/a</u>
7. Pool Equipment Enclosure	
2000 Site Work:	\$ <u>N/A</u>
3000 Concrete:	\$ <u>1,500.00</u>
4000 Masonry:	\$ <u>N/A</u>
9000 Finishes:	\$ <u>3,076.29</u>
8. Dumpster Enclosure	
2000 Site Work:	\$ <u>N/A</u>
3000 Concrete:	\$ <u>1,584.00</u>
4000 Masonry:	\$ <u>N/A</u>
9000 Finishes:	\$ <u>6,802.51</u>
9. Landscape and Irrigation:	\$ <u>273,711.50</u>
10. Contractor Cost	
Performance & Payment Bond:	\$ <u>n/a</u>
Liability Insurance:	\$ <u>3,852</u>
CM Fee:	\$ <u>190,207.10</u>
Worker's Compensation Insurance	\$ <u>N/A</u>
Builder's Risk Insurance	\$ <u>5,694.30</u>

11. Access & Security System

\$ 20,000 (Allowance)

TOTAL

\$ 1,789,551.00

1.10 CHANGES TO THE WORK

- A. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
1. 15% percent overhead and profit on the net cost of our own Work;
 2. 15% percent on the cost of work done by any Subcontractor.
- B. On work deleted from the Contract, our credit to the Owner shall be Architect-approved net cost plus 12% of the overhead and profit percentage noted above.

1.11 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
1. Addendum # 1 Dated 04/10/2020.
 2. Addendum # 2 Dated 04/22/2020.
 3. Addendum # 3 Dated 04/27/2020.
 4. Addendum # 4 Dated 04/28/2020.
 5. Addendum # _____ Dated _____.

1.12 BID FORM SIGNATURE(S)

- A. The Corporate Seal of
K&G Construction Inc. Co.

(Proposer - print the full name of your firm)

- B. was hereunto affixed in the presence of:

Aaron Galley, President

(Authorized signing officer, Title)

(Seal)

- C. (Authorized signing officer, Title)



END OF BID FORM

II. CONTRACT DOCUMENTS

- A. Supplementary Conditions to General Conditions**
- B. AIA Contract A101-2017**

SUPPLEMENTARY CONDITIONS

1.01 DEFINITIONS AND ABBREVIATIONS

A. Contract Documents

1. The Contract Documents consist of the Construction Documents and Specifications identified in Instruction to Bidders.

B. Owner: Dream Finders Homes, LLC

The term "Owner" referred to throughout these Contract Documents means the Owner or his authorized representative.

C. Project: WILFORD PRESERVE AMENITY: CLUBHOUSE

D. Architect: Basham & Lucas Design Group, Inc. contact is Michael Lucas.

The term "Architect" referred to throughout these Contract Documents means the Architect or his authorized representative.

E. Work: The term "Work" includes all labor necessary and all material and equipment incorporated or to be incorporated to produce the construction required by the Construction Documents and Specifications.

F. NIC: The term "NIC" used throughout the Contract Documents means "not included in this contract".

G. Approved Equal and/ or Acceptable:

The term "Approved Equal and/or Acceptable" used throughout the Contract Documents means as approved by the Architect. Contractor shall use their best judgement and knowledge to judge whether it is a proposed equal.

1.02 GENERAL CONDITIONS

- A. The Contractor is hereby specifically directed, as a condition of the Contract, to familiarize themselves with the construction documents and make any reasonable inferences with regards to the construction documents to produce the work as described therein.**

1.03 SUMMARY OF WORK

- A. Extent of Work: The Contractor shall furnish labor, material, services and equipment to complete the Work in accordance with the Construction Documents and Specifications as specified herein. It shall be noted that site work related to asphalt parking lot, concrete curbs & gutters and drainage (identified**



- GENERAL CONTRACTOR
- COMMERCIAL
- RESIDENTIAL

CHANGE ORDER NO. 20028-1

542 Edgewood Ave S.
Jacksonville, FL 32205
o. 904.772.1316 • c. 904.509.8888
Aaron Galley (President)
www.KandGConstruction.com
FL Lic. No. CGC1511097 & CCC1328403

Owner's Name: DreamFinders		Owner's Address: 140701 Phillips Hwy#300	
Owner's City: Jacksonville	Owner's Zip Code: 32256	Owner's Phone: (904) 738-0165	Owner's Work Phone:
Project Name & Address: Wilford Preserve - 2740 Firethorn Ave. Orange Park, FL.			Email: daniel.pieratti@dreamfindershomes.com

In conformance with and as a part of the existing contract dated _____ K&G Construction, Inc. is hereby authorized by the OWNER or OWNERS AUTHORIZED AGENT to make change (s) to the above project and/or order any additional labor and materials, services, supplies and other items listed below and/or otherwise needed to complete the requirements of the scope of work of this change order.

a. Scope of the extra work or changes : _____

Increases in the material and lumber cost. The lumber cost used were given in August 2019. As we all know the prices have skyrocketed with no end in sight.

b. Payments for this order to be made as follows and will effect the schedule of progress payments as follows:

PREVIOUS contract total amount prior to this Change Order: 1,741,641.50

Date of completion as set forth in the existing contract is hereby extended _____ days because of the time necessary to complete this Change Order.

This Change Order will result in a **DEDUCTION** to the original contract price in the lump sum amount of: _____

This Change Order will result in an **INCREASE** to the original contract price in the lump sum amount of: 25,735.00

REVISED contract total amount including this Change Order: 1,767,376.50

OWNER / CONTRACTOR ACCEPTANCE: This change order shall be performed under the same conditions as specified in the existing contract. Our signature below signifies our agreement and approval of this change order.

By: Daniel A. Pieratti Date: 4/27/2021
(signature of Project Owner or authorized agent) (date of signing of this change order)

CONTRACTORS ACCEPTANCE: The subcontractor agrees to perform this change order under the same conditions as specified in the existing contract, for the stated price.

By: _____ Date: _____
(signature of K&G Construction or authorized agent) (date of signing of this change order)

CHANGE ORDER NO. **20015-3**

- GENERAL CONTRACTOR
- COMMERCIAL
- RESIDENTIAL

542 Edgewood Ave S.
Jacksonville, FL 32205
o. 904.772.1316 • c. 904.509.8888
Aaron Galley(President)
www.KandGConstruction.com
FL Lic. No. CGC1511097 & CCC1328403

Owner's Name: DreamFinders		Owner's Address: 140701 Phillips Hwy#300	
Owner's City: Jacksonville	Owner's Zip Code: 32256	Owner's Phone: (904) 738-0165	Owner's Work Phone:
Project Name & Address: Wilford Preserve - 2740 Firethorn Ave. Orange Park, FL.			Email: daniel.pieratti@dreamfindershomes.com

In conformance with and as a part of the existing contract dated _____ K&G Construction, Inc. is hereby authorized by the OWNER or OWNERS AUTHORIZED AGENT to make change (s) to the above project and/or order any additional labor and materials, services, supplies and other items listed below and/or otherwise needed to complete the requirements of the scope of work of this change order.

a. Scope of the extra work or changes : _____

Remobilization

b. Payments for this order to be made as follows and will effect the schedule of progress payments as follows:

PREVIOUS contract total amount prior to this Change Order: 1,767,376.50

Date of completion as set forth in the existing contract is hereby extended _____ days because of the time necessary to complete this Change Order.

This Change Order will result in a **DEDUCTION** to the original contract price in the lump sum amount of: _____

This Change Order will result in an **INCREASE** to the original contract price in the lump sum amount of: 3,500.00

REVISED contract total amount including this Change Order: 1,770,876.50

OWNER / CONTRACTOR ACCEPTANCE: This change order shall be performed under the same conditions as specified in the existing contract. Our signature below signifies our agreement and approval of this change order.

By: Daniel A. Pieratti Date: 6/4/2021
(signature of Project Owner or authorized agent) (date of signing of this change order)

CONTRACTORS ACCEPTANCE: The subcontractor agrees to perform this change order under the same conditions as specified in the existing contract, for the stated price.

By: _____ Date: _____
(signature of K&G Construction or authorized agent) (date of signing of this change order)

CHANGE ORDER NO. 20015-4

- GENERAL CONTRACTOR
- COMMERCIAL
- RESIDENTIAL

542 Edgewood Ave S.
Jacksonville, FL 32205
o. 904.772.1316 • c. 904.509.8888
Aaron Galley(President)
www.KandGConstruction.com
FL Lic. No. CGC1511097 & CCC1328403

Owner's Name: DreamFinders		Owner's Address: 140701 Phillips Hwy #300	
Owner's City: Jacksonville	Owner's Zip Code: 32256	Owner's Phone: (904) 738-0165	Owner's Work Phone:
Project Name & Address: Wilford Preserve - 2740 Firethorn Ave. Orange Park FL.			Email: daniel.pieratti@dreamfindershomes.com

In conformance with and as a part of the existing contract dated _____ K&G Construction, Inc. is hereby authorized by the OWNER or OWNERS AUTHORIZED AGENT to make change (s) to the above project and/or order any additional labor and materials, services, supplies and other items listed below and/or otherwise needed to complete the requirements of the scope of work of this change order.

a. Scope of the extra work or changes :

- Increases in fencing materials.
1. 5' Aluminum Pool Fence - \$16,614.86
 2. Pool Equipment Vinyl Fence - \$1,231.20
 3. Dumpster enclosure fence - \$2,507.56
 4. Dog Park wood & wire fence - \$4,414.34
 5. Dog Park chain link fence - \$1,834.04

b. Payments for this order to be made as follows and will effect the schedule of progress payments as follows:

PREVIOUS contract total amount prior to this Change Order: 1,770,876.50

Date of completion as set forth in the existing contract is hereby extended _____ days because of the time necessary to complete this Change Order.

This Change Order will result in a **DEDUCTION** to the original contract price in the lump sum amount of: _____

This Change Order will result in an **INCREASE** to the original contract price in the lump sum amount of: 26,602.00

REVISED contract total amount including this Change Order: 1,797,478.50

OWNER / CONTRACTOR ACCEPTANCE: This change order shall be performed under the same conditions as specified in the existing contract. Our signature below signifies our agreement and approval of this change order.

By: Daniel A. Pieratti Date: 6/4/2021
(signature of Project Owner or authorized agent) (date of signing of this change order)

CONTRACTORS ACCEPTANCE: The subcontractor agrees to perform this change order under the same conditions as specified in the existing contract, for the stated price.

By: _____ Date: _____
(signature of K&G Construction or authorized agent) (date of signing of this change order)

CHANGE ORDER NO. **20015-5**

- GENERAL CONTRACTOR
- COMMERCIAL
- RESIDENTIAL

542 Edgewood Ave S.
Jacksonville, FL 32205
o. 904.772.1316 • c. 904.509.8888
Aaron Galley(President)
www.KandGConstruction.com
FL Lic. No. CGC1511097 & CCC1328403

Owner's Name: DreamFinders		Owner's Address: 140701 Phillips Hwy #300	
Owner's City: Jacksonville	Owner's Zip Code: 32256	Owner's Phone: (904) 738-0165	Owner's Work Phone:
Project Name & Address: Wilford Preserve - 2740 Firethorn Ave. Orange Park FL.			Email: daniel.pieratti@dreamfindershomes.com

In conformance with and as a part of the existing contract dated _____ K&G Construction, Inc. is hereby authorized by the OWNER or OWNERS AUTHORIZED AGENT to make change (s) to the above project and/or order any additional labor and materials, services, supplies and other items listed below and/or otherwise needed to complete the requirements of the scope of work of this change order.

a. Scope of the extra work or changes : _____

Re install and Lay out form boards that were damaged by JR Davis

b. Payments for this order to be made as follows and will effect the schedule of progress payments as follows:

PREVIOUS contract total amount prior to this Change Order: 1,797,478.50

Date of completion as set forth in the existing contract is hereby extended _____ days because of the time necessary to complete this Change Order.

This Change Order will result in a **DEDUCTION** to the original contract price in the lump sum amount of: _____

This Change Order will result in an **INCREASE** to the original contract price in the lump sum amount of: 1,500.00

REVISED contract total amount including this Change Order: 1,798,978.50

OWNER / CONTRACTOR ACCEPTANCE: This change order shall be performed under the same conditions as specified in the existing contract. Our signature below signifies our agreement and approval of this change order.

By: Daniel A. Pieratti Date: 6/4/2021
(signature of Project Owner or authorized agent) (date of signing of this change order)

CONTRACTORS ACCEPTANCE: The subcontractor agrees to perform this change order under the same conditions as specified in the existing contract, for the stated price.

By: _____ Date: _____
(signature of K&G Construction or authorized agent) (date of signing of this change order)

JUL 1 6 2021

APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To (Owner):

Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Batey McGraw
14701 Philips Highway,
Suite 300, Jacksonville,

From (Contractor):

K & G Construction

542 Edgewood Ave S., Jacksonville FL 32205

Contract For: General Construction Services / Design Build

Project: PO

20015 - Wilford Preserve

Sub# / BU ID #: /

Via Architect:

CHECK ROUTING

Application No: 1

Application Date: 7/14/2021

Period 7/14/2021

Start date:

Distribution to:

Owner:

Architect:

Contractor:

Architect:

Project No.

Contract Date:

Contractor's Application for Payment

Approved By: DAPDate: 7/20/2021Project Code: 10 WIL FLAMajor Code: 1050

Change Order Summary

C.O. Authorized	Date Approved	Description	Amount
Authorization 1	Date Approved	Add required SR Smith ADA 300lb battery powered chair lift	\$5,875.00
Authorization 2	4/27/21	Increase in the material and lumber cost	\$25,735.00
Authorization 3	6/4/21	Remobilization	\$3,500.00
Authorization 4	6/4/21	Increases in fencing materials	\$26,602.00
Authorization 5	6/4/21	Re install and lay out form boards that were damaged by JR Davis	\$1,500.00
Authorization 6	Date Approved		
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Totals			
Net change by Change Orders			Total Change Order amount ==>> \$63,212.00

Application is made for Payment, as shown below,
in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum	\$1,735,768.51
2. Net Change by Change orders	\$63,212.00
3. Contract Sum to date	\$1,798,980.51
4. Total Complete & Stored to date <small>Column G on Schedule of Values</small>	\$513,751.75
5. Retainage:	
a. 10 %	\$513,751.75
10 % of completed work (Column D&E on G703)	\$1,375.18
b. 10 %	\$0.00
10 % Of Stored Material (Column F on G703)	-
Total Retainage (line 5a + 5b or Total in Column I of G703)	\$51,375.18
6. Total Earned Less Retainage <small>(Line 4 less Line 5 total)</small>	\$462,376.58
7. Less Previous Certificates for Payments (line 6 from Prior Certificate)	\$0.00
8. Current Payment Due	\$462,376.58
9. Balance to Finish, Plus Retainage <small>(Line 3 less Line 6)</small>	\$1,336,603.94

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief he Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

By: Aaron Galley

Date: 7/14/2021

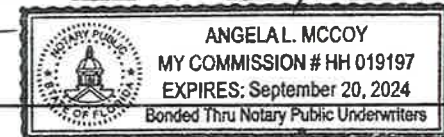
State of Florida

County of Duval

Subscribed and sworn to before me this 15th Day of July, 2021.

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount Certified

(Attached explanation if amount is certified differs from the amount applied for.)

Architect:

By:

Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

Schedule of Values

JUL 1 6 2021

Contractor		K & G Construction							
Customer		Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Batey McGraw							
PROJECT NAME:		20015 - Wilford Preserve							
		APPLICATION DATE: July 14, 2021							
A	B	C	D	E	F	G		H	I
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK	COMPLETED	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	General	\$55,621.00		\$13,905.25		\$13,905.25	25.00%	\$41,715.75	\$1,390.53
2	Site	\$393,625.61						\$393,625.61	
3	Concrete	\$22,176.00		\$22,176.00		\$22,176.00	100.00%		\$2,217.60
4	Masonry	\$81,900.00		\$56,800.00		\$56,800.00	69.35%	\$25,100.00	\$5,680.00
5	Metals	\$7,500.00						\$7,500.00	
6	Wood & Plastic	\$105,644.64		\$59,221.00		\$59,221.00	56.06%	\$46,423.64	\$5,922.10
8	Doors & Windows	\$6,200.00		\$3,950.00		\$3,950.00	63.71%	\$2,250.00	\$395.00
9	Finishes	\$93,573.70						\$93,573.70	
10	Thermal & Moisture Protection	\$3,825.36						\$3,825.36	
11	Equipment	\$7,500.00		\$7,500.00		\$7,500.00	100.00%		\$750.00
12	Special Construction	\$536,172.00		\$219,350.70		\$219,350.70	40.91%	\$316,821.30	\$21,935.07
13	Plumbing	\$27,500.00		\$6,875.00		\$6,875.00	25.00%	\$20,625.00	\$687.50
14	HVAC	\$21,575.00						\$21,575.00	
15	Electrical	\$186,980.00		\$46,745.00		\$46,745.00	25.00%	\$140,235.00	\$4,674.50
16	Overhead	\$185,975.20		\$46,493.80		\$46,493.80	25.00%	\$139,481.40	\$4,649.38
17									
18									
19									
	Total Original Contract sum	\$1,735,768.51		\$483,016.75		483,016.75	27.83%	1,252,751.76	\$48,301.68
	Add-ons								
	Change order amount total	\$63,212.00		\$30,735.00		\$30,735.00		\$32,477.00	\$3,073.50
	Grand Totals	\$1,798,980.51		\$513,751.75		\$513,751.75	28.56%	\$1,285,228.76	\$51,375.18

Current Payment request minus retainer amount

\$513,751.75 Minus Retainer = \$462,376.58



Exhibit B-5

JUL 16 2021

UNCONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 462,376.58, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 07/14/2021 (insert date), to Dream Finders (insert customer's name) on the job of K & G Construction Inc. (insert owner's name), to the following described property:

Dream Finders - Wilford Preserve

K&G Project # 20015

Dated on July 14, 2021

Lienor's Name: K&G Construction, Inc.

Address: 542 Edgewood Ave., S.
Jacksonville, FL 32205

By:

Printed Name: Aaron Galley

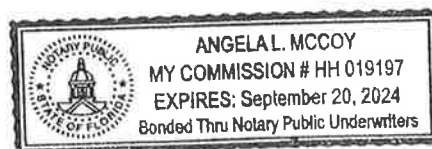
STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2021, BY Aaron Galley (WHO) WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED IDENTIFICATION AND (✓) WHO DID () DID NOT TAKE AN OATH. AS

[Signature]
NOTARY PUBLIC

Angela McCoy
NOTARY NAME TYPED OR PRINTED

HH019197
COMMISSION NO.



Approved By: SSDate: 9/14/2021Project Code: 10 WILFLDMajor Code: 1050

Page 1 of 2 pages

APPLICATION AND CERTIFICATION FOR PAYMENT

To (Owner):

Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Baley McGraw
14701 Philips Highway,
Suite 300, Jacksonville,

From (Contractor)

K & G Construction

542 Edgewood Ave S., Jacksonville FL 32205

Contract For: General Construction Services / Design Build

Project: PO

20015 - Wilford Preserve

Sub# / BU ID #: /

Via Architect:

Application No: 2

Application Date: 9/10/2021

Period 9/10/2021

Start date:

Distribution to:

Owner:

Architect:

Contractor:

Architect:

Project No.:

Contract Date:

Contractor's Application for Payment

Change Order Summary

C.O. Authorized	Date Approved	Description	Additions
Authorization 1	Date Approved	Add required SR Smith ADA 300lb battery powered chair lift	\$5,875.00
Authorization 2	4/27/21	Increase in the material and lumber cost	\$25,735.00
Authorization 3	6/4/21	Remobilization	\$3,500.00
Authorization 4	6/4/21	Increases in fencing materials	\$26,602.00
Authorization 5	6/4/21	Re install and lay out form boards that were damaged by JR Davis	\$1,500.00
Authorization 6	Date Approved		
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Totals			
Net change by Change Orders			Total Change Order amount ==>> \$63,212.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief he Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were Issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

By: Aaron Galley

Date: 9/10/2021

Application is made for Payment, as shown below, in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum	\$1,735,768.51
2. Net Change by Change orders	\$63,212.00
3. Contract Sum to date	\$1,798,980.51
4. Total Complete & Stored to date <small>Column G on Schedule of Values</small>	\$865,067.70
5. Retainage:	
a. 10 %	\$865,067.70
10 % of completed work (Column D&E on G703)	86,506.77
b. 10 %	\$0.00
10 % Of Stored Material (Column F on G703)	-
Total Retainage (line 5a + 5b or Total in Column I of G703)	\$86,506.77
6. Total Earned Less Retainage <small>(Line 4 less Line 5 total)</small>	\$778,560.93
7. Less Previous Certificates for <small>Payments (line 6 from Prior Certificate)</small>	\$482,376.58
8. Current Payment Due	\$316,184.36
9. Balance to Finish, Plus Retainage <small>(Line 3 less Line 6)</small>	\$1,020,419.58

State of FloridaCounty of DuvalSubscribed and sworn to before me this 10th Day of September, 20 21

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount Certified

(Attached explanation if amount is certified differs from the amount certified)

Architect:

By: _____

Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

Schedule of Values

Contractor		K & G Construction							
Customer		Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Batey McGraw							
PROJECT NAME:		20015 - Wilford Preserve							
		APPLICATION DATE: September 10, 2021							
A Line No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIAL PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I Retainer amounts
			WORK FROM PREVIOUS APPLICATION (D+E)	COMPLETED THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)		
1	General	\$55,621.00	\$13,905.25	\$13,905.25		\$27,810.50	50.00%	\$27,810.50	\$2,781.05
2	Site	\$393,625.61		\$196,812.81		\$196,812.81	50.00%	\$196,812.80	\$19,681.28
3	Concrete	\$22,176.00	\$22,176.00			\$22,176.00	100.00%		\$2,217.60
4	Masonry	\$81,900.00	\$56,800.00	\$25,100.00		\$81,900.00	100.00%		\$8,190.00
5	Metals	\$7,500.00						\$7,500.00	
6	Wood & Plastic	\$105,644.64	\$59,221.00	\$20,009.09		\$79,230.09	75.00%	\$26,414.55	\$7,923.01
8	Doors & Windows	\$6,200.00	\$3,950.00	\$2,250.00		\$6,200.00	100.00%		\$620.00
9	Finishes	\$93,573.70						\$93,573.70	
10	Thermal & Moisture Protection	\$3,825.36						\$3,825.36	
11	Equipment	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$750.00
12	Special Construction	\$536,172.00	\$219,350.70			\$219,350.70	40.91%	\$316,821.30	\$21,935.07
13	Plumbing	\$27,500.00	\$6,875.00			\$6,875.00	25.00%	\$20,625.00	\$687.50
14	HVAC	\$21,575.00						\$21,575.00	
15	Electrical	\$186,980.00	\$46,745.00	\$46,745.00		\$93,490.00	50.00%	\$93,490.00	\$9,349.00
16	Overhead	\$185,975.20	\$46,493.80	\$46,493.80		\$92,987.60	50.00%	\$92,987.60	\$9,298.76
17									
18									
19									
	Total Original Contract sum	\$1,735,768.51	\$483,016.75	\$351,315.95		834,332.70	48.07%	901,435.81	\$83,433.27
	Add-ons								
	Change order amount total	\$63,212.00	\$30,735.00			\$30,735.00	48.62%	\$32,477.00	\$3,073.50
	Grand Totals	\$1,798,980.51	\$513,751.75	\$351,315.95		\$865,067.70	48.09%	\$933,912.81	\$86,506.77

Current Payment request minus retainer amount			\$351,315.95	Minus Retainer =	\$316,184.36
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Exhibit B-5

UNCONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 316,184.36, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 09/10/2021 (insert date), to DreamFinders (insert customer's name) on the job of K & G Construction Inc. (insert owner's name), to the following described property:

DreamFinders - Wilford Preserve

K&G Project # 20015

Dated on September 10, 20 21

Lienor's Name: K & G Construction, Inc.

Address: 542 Edgewood Ave. S.

Jacksonville, FL 32205

By: 

Printed Name: Aaron Galley

STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 20 21, BY Aaron Galley (2) WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND (✓) WHO DID () DID NOT TAKE AN OATH.


NOTARY PUBLIC

Angela McCoy
NOTARY NAME TYPED OR PRINTED

HH 019197
COMMISSION NO.



CHECK ROUTING

Approved By: DMTDate: 11/9/2021

APPLICATION AND CERTIFICATION FOR PAYMENT

Project Code: 10 W/L FLD

Page 1 of 2 pages

To (Owner):

Dream Finders Homes, LLC - C/O Dream Finders Homes Altn: Betsy McGraw

14101 Phillips Highway,
Suite 300, Jacksonville,

From (Contractor)

K & G Construction

542 Edgewood Ave S., Jacksonville FL 32205

Contract For: General Construction Services / Design Build

Project: PO Major Code: 1050

20015 - Wilford Preserve

Sub# / BU ID #: /

Via Architect:

Application No: 3Application Date: 11/5/2021Period 11/5/2021

Start date:

Distribution to:

Owner:

Architect:

Contractor:

Architect:

Project No.

Contract Date:

Contractor's Application for Payment

Change Order Summary

C.O. Authorized	Date Approved	Description	Additions
Authorization 1	Date Approved	Add required SR Smith ADA 300lb battery powered chair lift.	\$5,875.00
Authorization 2	4/27/21	Increase in the material and lumber cost	\$25,735.00
Authorization 3	6/4/21	Remobilization	\$3,500.00
Authorization 4	6/4/21	Increases in fencing materials	\$26,602.00
Authorization 5	6/4/21	Re install and lay out form boards that were damaged by SR Davis	\$1,500.00
Authorization 6	Date Approved		
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Totals			
Net change by Change Orders			Total Change Order amount ==>> \$63,212.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief he Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

By: Aaron GalleyDate: 11/5/2021

Application is made for Payment, as shown below,
In connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum \$1,735,768.512. Net Change by Change orders \$83,212.003. Contract Sum to date \$1,798,980.514. Total Complete & Stored to date \$1,219,026.48

Column G on Schedule of Values

5. Retainage:

a. 10 % \$1,219,026.4810 % of completed work (Column D&E on G703) 121,902.65b. 10 % \$0.00

10 % of Stored Material (Column F on G703)

Total Retainage (line 5a + 5b or

Total in Column I of G703) \$121,902.656. Total Earned Less Retainage \$1,097,123.83

(Line 4 less Line 5 total)

7. Less Previous Certificates for

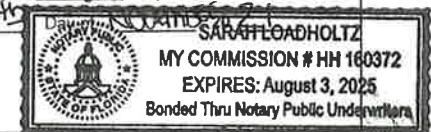
Payments (line 6 from Prior Certificate) \$778,560.938. Current Payment Due \$318,562.909. Balance to Finish, Plus Retainage \$701,856.68

(Line 3 less Line 8)

State of FloridaCounty of DuvalSubscribed and sworn to before me this 5th

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount Certified

(Attached explanation if amount is certified differs from the amount applied for.)

Architect:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

Schedule of Values

Contractor		K & G Construction							
Customer		Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Batey McGraw							
PROJECT NAME:		20015 - Wilford Preserve							
		APPLICATION DATE:						November 5, 2021	
A	B	C	D	E	F	G		H	I
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK	COMPLETED	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	General	\$55,621.00	\$27,810.50	\$8,343.15		\$36,153.65	65.00%	\$19,467.35	\$3,615.37
2	Site	\$393,625.61	\$196,812.81	\$59,043.84		\$255,856.65	65.00%	\$137,768.96	\$25,585.67
3	Concrete	\$22,176.00	\$22,176.00			\$22,176.00	100.00%		\$2,217.60
4	Masonry	\$81,900.00	\$81,900.00			\$81,900.00	100.00%		\$8,190.00
5	Metals	\$7,500.00		\$7,500.00		\$7,500.00	100.00%		\$750.00
6	Wood & Plastic	\$105,644.64	\$79,230.09			\$79,230.09	75.00%	\$26,414.55	\$7,923.01
8	Doors & Windows	\$6,200.00	\$6,200.00			\$6,200.00	100.00%		\$620.00
9	Finishes	\$93,573.70		\$46,786.85		\$46,786.85	50.00%	\$46,786.85	\$4,678.69
10	Thermal & Moisture Protection	\$3,825.36		\$1,912.68		\$1,912.68	50.00%	\$1,912.68	\$191.27
11	Equipment	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$750.00
12	Special Construction	\$536,172.00	\$219,350.70	\$102,355.23		\$321,705.93	60.00%	\$214,466.07	\$32,170.59
13	Plumbing	\$27,500.00	\$6,875.00	\$6,875.00		\$13,750.00	50.00%	\$13,750.00	\$1,375.00
14	HVAC	\$21,575.00		\$14,023.75		\$14,023.75	65.00%	\$7,551.25	\$1,402.38
15	Electrical	\$186,980.00	\$93,490.00	\$46,745.00		\$140,235.00	75.00%	\$46,745.00	\$14,023.50
16	Overhead	\$185,975.20	\$92,987.60	\$27,896.28		\$120,883.88	65.00%	\$65,091.32	\$12,088.39
17									
18									
19									
	Total Original Contract sum	\$1,735,768.51	\$834,332.70	\$321,481.78		1,155,814.48	66.59%	579,954.03	\$115,581.45
	Add-ons								
	Change order amount total	\$63,212.00	\$30,735.00	\$32,477.00		\$63,212.00	100.00%		\$6,321.20
	Grand Totals	\$1,798,980.51	\$865,067.70	\$353,958.78		\$1,219,026.48	67.76%	\$579,954.03	\$121,902.65

Current Payment request minus retainer amount			\$353,958.78	Minus Retainer =	\$318,562.90
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Exhibit B-5

UNCONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 318,562.90, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 11/05/2021 (insert date), to DreamFinders (insert customer's name) on the job of K & G Construction, Inc. (insert owner's name), to the following described property:

DreamFinders - Wilford Preserve

K&G Project # 20015

Dated on November 5, 20 21

Lienor's Name: K&G Construction, Inc.

Address: 542 Edgewood Ave., S.
Jacksonville, FL 32205

By:

Printed Name:

Aaron Galley

STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November, 20 21, BY Aaron Galley WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED IDENTIFICATION AND (X) WHO DID () DID NOT TAKE AN OATH. AS

Sarah L. Loadholtz
NOTARY PUBLIC

Sarah L. Loadholtz
NOTARY NAME TYPED OR PRINTED

HH 160372
COMMISSION NO.



APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To (Owner):

Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Bales McGraw
14701 Phillips Highway,
Suite 300, Jacksonville,

From (Contractor):

K & G Construction

542 Edgewood Ave S., Jacksonville FL 32205

Contract For: General Construction Services / Design Build

Project: PO

20015 - Wilford Preserve

Sub# / IBU ID #: /

Via Architect:

Application No: 4

Application Date: 1/26/2022

Period 1/26/2022

Start date:

Distribution to:

Owner:

Architect:

Contractor:

Architect:

Project No.

Contract Date:

Contractor's Application for Payment

Change Order Summary

C.O. Authorized	Date Approved	Description	Additions
Authorization 1	Date Approved	Add required SR Smith ADA 300lb battery powered chair lift	\$5,875.00
Authorization 2	4/27/21	Increase in the material and lumber cost	\$25,735.00
Authorization 3	6/4/21	Remobilization	\$3,500.00
Authorization 4	6/4/21	Increases in forcing materials	\$26,602.00
Authorization 5	6/4/21	Re install and lay out form boards that were damaged by JR Davis	\$1,500.00
Authorization 6	12/20/21	Provide labor and materials to install dumpster pad and be finished per Civil Plan. This was not included in our scope of work.	\$6,750.00
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Totals			
Net change by Change Orders			Total Change Order amount ==>> \$69,962.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge and information and the belief the Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

By: Aaron Galley

Approved By: 

Date: 2/1/2022

Project Code: 10 WILFLO

Major Code: 10 50

Date: 1/26/2022

Application is made for Payment, as shown below, in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum \$1,735,768.51

2. Net Change by Change orders \$69,962.00

3. Contract Sum to date \$1,805,730.51

4. Total Complete & Stored to date \$1,805,730.51
Column 3 on Schedule of Values

6. Retainage:

a. 10 % \$1,805,730.51

10 % of completed work (Column D&E on G703) 180,573.05

b. 10 % \$0.00

10 % of Stored Material (Column F on G703)

Total Retainage (Line 5a + 5b or

Total in Column I of G703) \$180,573.05

5. Total Earned Less Retainage \$1,625,157.46
(Line 4 less Line 5 total)

7. Less Previous Certificates for

Payments (line 6 from Prior Certificate) \$1,097,123.83

8. Current Payment Due \$528,033.63

9. Balance to Finish, Plus Retainage: \$180,573.05
(Line 5 less Line 6)

State of Florida

County of Duval

Subscribed and sworn to before me this 26th Day of January, 2022

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount Certified

(Attached explanation if amount is certified differs from the amount applied for)

Architect:

By: Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

Schedule of Values

Contractor		K & G Construction		Drearn Finders Homes, LLC - C/O Dream Finders Homes Attn: Batey McGraw				APPLICATION DATE:		January 26, 2022	
Customer		20015 - Wilford Preserve									
PROJECT NAME:											
A	B	C	D	E	F	G		H	I		
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK	COMPLETED	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts		
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD							
1	General	\$55,621.00	\$36,153.65	\$19,467.35		\$55,621.00	100.00%		\$5,562.10		
2	Site	\$393,625.61	\$255,856.65	\$137,768.96		\$393,625.61	100.00%		\$39,362.56		
3	Concrete	\$22,176.00	\$22,176.00			\$22,176.00	100.00%		\$2,217.60		
4	Masonry	\$81,900.00	\$81,900.00			\$81,900.00	100.00%		\$8,190.00		
5	Metals	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$750.00		
6	Wood & Plastic	\$105,644.64	\$79,230.09	\$26,414.55		\$105,644.64	100.00%		\$10,564.46		
8	Doors & Windows	\$6,200.00	\$6,200.00			\$6,200.00	100.00%		\$620.00		
9	Finishes	\$93,573.70	\$46,786.85	\$46,786.85		\$93,573.70	100.00%		\$9,357.37		
10	Thermal & Moisture Protection	\$3,825.36	\$1,912.68	\$1,912.68		\$3,825.36	100.00%		\$382.54		
11	Equipment	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$750.00		
12	Special Construction	\$536,172.00	\$321,705.93	\$214,466.07		\$536,172.00	100.00%		\$53,617.20		
13	Plumbing	\$27,500.00	\$13,750.00	\$13,750.00		\$27,500.00	100.00%		\$2,750.00		
14	HVAC	\$21,575.00	\$14,023.75	\$7,551.25		\$21,575.00	100.00%		\$2,157.50		
15	Electrical	\$186,980.00	\$140,235.00	\$46,745.00		\$186,980.00	100.00%		\$18,698.00		
16	Overhead	\$185,975.20	\$120,883.88	\$65,091.32		\$185,975.20	100.00%		\$18,597.52		
17											
18											
19											
	Total Original Contract sum	\$1,735,768.51	\$1,155,814.48	\$579,954.03		1,735,768.51	100.00%	-	\$173,576.85		
	Add-ons:										
	Change order amount: total	\$69,962.00	\$63,212.00	\$6,750.00		\$69,962.00	100.00%		\$6,996.20		
	Grand Totals	\$1,805,730.51	\$1,219,026.48	\$586,704.03		\$1,805,730.51	100.00%		\$180,573.05		

Current Payment request minus retainer amount			\$586,704.03	Minus Retainer =	\$528,033.63
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Approved By: SEDate: 6/30/2022Project Code: 10 WIL FLDMajor Code: 1050

APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To (Owner):

Dream Finders Homes, LLC - C/O Dream Finders Homes Attn: Baley McGraw
14701 Phillips Highway,
Suite 300, Jacksonville,

From (Contractor)

K & G Construction

542 Edgewood Ave S., Jacksonville FL 32205

Contract For: General Construction Services / Design Build

Project: PO

20015 - Wilford Preserve

Sub# / BU ID #: /

Via Architect:

Application No:

Retainage

Application Date:

6/30/2022

Period 6/30/2022

Start date:

Distribution to:

Owner:

Architect:

Contractor:

Architect:

Project No.

Contract Date:

Contractor's Application for Payment

Change Order Summary

C.O. Authorized	Date Approved	Description	Additions
Authorization 1	Date Approved	Add required SR Smith ADA 300lb battery powered chair lift	\$5,875.00
Authorization 2	4/27/21	Increase in the material and lumber cost	\$25,735.00
Authorization 3	6/4/21	Remobilization	\$3,500.00
Authorization 4	6/4/21	Increases in fencing materials	\$26,602.00
Authorization 5	6/4/21	Re install and lay out form boards that were damaged by JR Davis	\$1,500.00
Authorization 6	12/20/21	Provide labor and materials to install dumpster pad and borders on per Civil Plans. (This was not included in our scope initially)	\$6,750.00
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Totals			
Net change by Change Orders			Total Change Order amount ==>> \$69,962.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief he Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

By: Aaron GalleyDate: 6/30/2022

Application is made for Payment, as shown below, in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum	\$1,735,768.51
2. Net Change by Change orders	\$69,962.00
3. Contract Sum to date	\$1,805,730.51
4. Total Complete & Stored to date	\$1,805,730.51
Column G on Schedule of Values	
5. Retainage:	
a 10 %	\$1,805,730.51
10 % of completed work (Column D&E on G703)	-
b 10 %	\$0.00
10 % Of Stored Material (Column F on G703)	-
Total Retainage (line 5a + 5b or	
Total in Column I of G703)	\$0.00
6. Total Earned Less Retainage	\$1,805,730.51
(Line 4 less Line 5 total)	
7. Less Previous Certificates for	
Payments (line 6 from Prior Certificate)	\$1,625,157.46
8. Current Payment Due	\$180,573.05
9. Balance to Finish, Plus Retainage	\$0.00
(Line 3 less Line 6)	

State of FloridaCounty of DuvalSubscribed and sworn to before me this 30th Day of June, 20 22.

Notary Public:

My Commission expires



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount Certified Owner

(Attached explanation if amount is certified differs from the amount applied for.)

Architect:

Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

Schedule of Values

Contractor		K & G Construction								
Customer		Dream Finders Homes, LLC - C/O Dream Finders Homes,Attn: Batey McGraw					APPLICATION DATE:		June 30, 2022	
PROJECT NAME:		20015 - Wilford Preserve								
A	B	C	D	E	F	G		H	I	
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK	COMPLETED	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts	
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD						
1	General	\$55,621.00	\$55,621.00			\$55,621.00	100.00%		\$5,562.10	
2	Site	\$393,625.61	\$393,625.61			\$393,625.61	100.00%		\$39,362.56	
3	Concrete	\$22,176.00	\$22,176.00			\$22,176.00	100.00%		\$2,217.60	
4	Masonry	\$81,900.00	\$81,900.00			\$81,900.00	100.00%		\$8,190.00	
5	Metals	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$750.00	
6	Wood & Plastic	\$105,644.64	\$105,644.64			\$105,644.64	100.00%		\$10,564.46	
8	Doors & Windows	\$6,200.00	\$6,200.00			\$6,200.00	100.00%		\$620.00	
9	Finishes	\$93,573.70	\$93,573.70			\$93,573.70	100.00%		\$9,357.37	
10	Thermal & Moisture Protection	\$3,825.36	\$3,825.36			\$3,825.36	100.00%		\$382.54	
11	Equipment	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$750.00	
12	Special Construction	\$536,172.00	\$536,172.00			\$536,172.00	100.00%		\$53,617.20	
13	Plumbing	\$27,500.00	\$27,500.00			\$27,500.00	100.00%		\$2,750.00	
14	HVAC	\$21,575.00	\$21,575.00			\$21,575.00	100.00%		\$2,157.50	
15	Electrical	\$186,980.00	\$186,980.00			\$186,980.00	100.00%		\$18,698.00	
16	Overhead	\$185,975.20	\$185,975.20			\$185,975.20	100.00%		\$18,597.52	
17										
18										
19										
	Total Original Contract sum	\$1,735,768.51	\$1,735,768.51			1,735,768.51	100.00%	-	\$173,576.85	
	Add-ons									
	Change order amount total	\$69,962.00	\$69,962.00			\$69,962.00	100.00%		\$6,996.20	
	Grand Totals	\$1,805,730.51	\$1,805,730.51			\$1,805,730.51	100.00%		\$180,573.05	

Current Payment request minus retainer amount				Minus Retainer =
---	--	--	--	------------------



Exhibit B-7

UNCONDITIONAL WAIVER AND RELEASE OF LIEN
UPON RECEIPT OF FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$ 180,573.05,
hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to
Dream Finders Homes, LLC (insert customer's name) on the
job of K & G Construction Inc. (insert owner's name),
to the following described property:

Wilford Preserve

K&G Project # 20015

Dated on June 30, 20 22

Lienor's Name: K&G Construction Inc.
Address: 542 Edgewood Ave. S.
Jacksonville, FL 32205
By: [Signature]
Printed Name: Aaron Galley

STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF
June, 20 22, BY Aaron Galley (☒) WHO IS PERSONALLY
KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS
IDENTIFICATION AND (☒) WHO DID () DID NOT TAKE AN OATH.

[Signature]
NOTARY PUBLIC

Angela McCoy
NOTARY NAME TYPED OR PRINTED

HH019197
COMMISSION NO.



FIFTH 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, October 20, 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:

Louis Cowling	Vice Chairman
Jordan Beall	Supervisor
Linda Richardson	Supervisor
Wes Dailey	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel by telephone
Jay Soriano	GMS
Becky Eddy	GMS

The following is a summary of the discussions and actions taken at the October 20, 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

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor appointing Wes Dailey to fill Seat 1 was approved.
--

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles being a notary public for the State of Florida administered an oath of office to Mr. Dailey. She and Mr. Haber also informed him of the Sunshine and public records laws.

C. Consideration of Resolution 2023-01, Designating Officers

Ms. Giles asked to remove Ernesto Torres and add Darrin Mossing of GMS to the list officers in addition to adding Mr. Dailey as an Assistant Secretary. All other officers will remain the same.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor Resolution 2023-01, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the September 13, 2022 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor the minutes of the September 13, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-02, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund**

Ms. Giles stated the purpose of the local government funds trust fund is to help maximize earnings with competitive returns, with minimization of risk on the invested funds. This is done by transferring funds from the general fund to the State Board of Administration to be invested according to Florida Statutes. Right now, the funds just sit in a checking account, so I think this is a good thing for the District.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor Resolution 2023-02, authorizing investment of funds in the local government fund trust fund was approved.

SIXTH ORDER OF BUSINESS**Acceptance of the Audit Engagement Letter from Grau & Associates for Fiscal Year 2022**

Ms. Giles stated the engagement letter documents and confirms the auditor's acceptance of the appointment, the objective and scope of the audit, the extent of the auditor's responsibilities to the client and the form of any reports they will produce.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor the engagement letter from Grau & Associates for Fiscal Year 2022 audit services was accepted.

SEVENTH ORDER OF BUSINESS**Consideration of Request by 624 Ivory Palm to Install a Fence Within a District Easement**

Ms. Giles stated I sent this to Jay and Glynn, and I received a response back from Glynn that he had no issues with it.

Mr. Soriano stated the only concern we had with Ivory Palm is a couple of houses down the easement that allows to get in between the houses is the only way in and out of that pond and we took care of that with that homeowner. My only concern with this one is they mentioned multiple neighbors having back fences, and I only remember doing one, so I'll make sure some of the others haven't put up their own fences and we're able to get all around that pond bank.

Mr. Cowling stated I'm with Jay. This is an easement on the pond side itself, not an access easement, so I'm okay with it.

Ms. Richardson stated we need to make sure the HOA does not approve tan. I thought we only had white.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor the request to install a fence at 624 Ivory Palm was approved in substantial form with staff to follow up about the tan color with the HOA.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

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

Mr. Haber informed the Board that he has been working with Dream Finders to work through real property conveyances to the CDD. He noted that the Board adopted a resolution early on authorizing the Chair to sign off on those types of conveyances so the deeds may be executed between meetings.

He also informed the Board that staff is working through the CDD's acquisition of the amenity facility. That item will likely be included on the agenda for the next meeting.

B. District Engineer - Ratification of Requisition Nos. 143-145

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

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor requisition numbers 143-145 were ratified.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

Ms. Eddy provided the Board with a report detailing amenity usage and maintenance items taken care of between meetings.

Ms. Eddy informed the Board she has received requests for rental of the amenity facilities. Mr. Cowling suggested allowing rental of the room if residents can provide their own chairs and tables for events. There were no objections from the Board on reducing the rental fee given the lack of furniture.

Ms. Richardson asked about the status of access control system since it was damaged by lightning. Mr. Soriano responded that he is still awaiting the board, however residents are able to get in and out, staff just isn't able to track them at this time.

TENTH 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 \$30,643.

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

ELEVENTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

Mr. Cowling stated that landscaping for Phase 3A should be complete in November and Phase 3B should follow.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – Landowner's
Election and Regular Board of Supervisors
Meeting on November 17, 2022 at 1:30 p.m.
at the Plantation Oaks Amenity Center**

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Beall seconded by Mr. Dailey with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

B.

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

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

- (A) Requisition Number: 146
- (B) Name of Payee: England-Thims & Miller, Inc.
- (C) Amount Payable: \$1,214.40
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

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

or

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

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

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

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

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

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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


Consulting Engineer



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

October 10, 2022
 Project No: 17186.31000
 Invoice No: 0205027

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

Professional Services rendered through October 1, 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
Assistant Project Manager				
Brown, Corey	9/3/2022	2.00	101.20	202.40
Brown, Corey	9/10/2022	2.00	101.20	202.40
Brown, Corey	9/17/2022	2.00	101.20	202.40
Brown, Corey	9/24/2022	2.00	101.20	202.40
Brown, Corey	10/1/2022	4.00	101.20	404.80
Totals		12.00		1,214.40
Total Labor				1,214.40
			Total this Task	\$1,214.40

Invoice Total this Period \$1,214.40

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-6390 • Fax 904-846-9165
 CA-00005541 LC-00003116

**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: 147
- (B) Name of Payee: Kutak Rock, LLP
- (C) Amount Payable: \$1,549.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

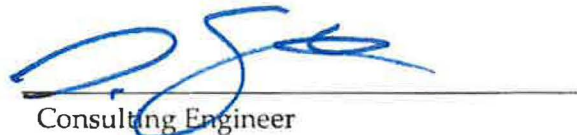
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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


Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 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. 3126907

Client Matter No. 23023-3

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

Invoice No. 3126907
23023-3

Re: Project Construction

For Professional Legal Services Rendered

09/21/22	W. Haber	0.80	264.00	Review and respond to correspondence regarding real property conveyances; confer with Taylor regarding certificate; review plat
09/28/22	W. Haber	0.60	198.00	Confer with Cowling regarding real property conveyances; review plats
09/29/22	K. Jusevitch	5.40	783.00	Property ownership research
09/30/22	K. Jusevitch	2.10	304.50	Property ownership research
TOTAL HOURS		8.90		
TOTAL FOR SERVICES RENDERED				\$1,549.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,549.50</u>

**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: 148
- (B) Name of Payee: England-Thims & Miller, Inc.
- (C) Amount Payable: \$1,321.94
- (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 be used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

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

or

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

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

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

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

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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


Consulting Engineer



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

November 02, 2022
 Project No: 17186.31000
 Invoice No: 0205422

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

Professional Services rendered through October 29, 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	10/8/2022	.50	123.97	61.99	
Donchez, James	10/15/2022	1.00	123.97	123.97	
Donchez, James	10/22/2022	.50	123.97	61.99	
Donchez, James	10/29/2022	.50	123.97	61.99	
Assistant Project Manager					
Brown, Corey	10/8/2022	3.00	101.20	303.60	
Brown, Corey	10/15/2022	2.00	101.20	202.40	
Brown, Corey	10/22/2022	3.00	101.20	303.60	
Brown, Corey	10/29/2022	2.00	101.20	202.40	
Totals		12.50		1,321.94	
Total Labor					1,321.94
			Total this Task		\$1,321.94
		Invoice Total this Period			\$1,321.94

England-Thimig & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14715 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel 904-642-8990 • Fax 904-648-9465
 CA-00002584 LC-0000316

EIGHTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Statements
as of
October 31, 2022



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

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
Assets:				
Cash	\$10,648	---	---	\$10,648
Investments:				
Debt Service 2018B				
Reserve	---	\$358,225	---	\$358,225
Revenue	---	\$12,905	---	\$12,905
Prepayment	---	\$394,667	---	\$394,667
Construction	---	---	\$1,140	\$1,140
Debt Service 2019A				
Reserve	---	\$183,512	---	\$183,512
Revenue	---	\$212,281	---	\$212,281
Construction	---	---	\$1,916,919	\$1,916,919
Due From Other	---	---	\$4,440	\$4,440
Custody	\$536	---	---	\$536
Utility Deposits	\$1,350	---	---	\$1,350
Total Assets	<u>\$12,533</u>	<u>\$1,161,591</u>	<u>\$1,922,499</u>	<u>\$3,096,623</u>
Liabilities:				
Accrued Expenses	\$1,635	---	---	\$1,635
Contracts Payable	---	---	\$15,028	\$15,028
Retainage Payable	---	---	\$492,607	\$492,607
Fund Balances:				
Restricted for 2018B Debt Service	---	\$765,798	---	\$765,798
Restricted for 2019A Debt Service	---	\$395,793	---	\$395,793
Restricted for 2018B Capital Projects	---	---	\$1,140	\$1,140
Restricted for 2019A Capital Projects	---	---	\$1,413,725	\$1,413,725
Unassigned	\$10,898	\$0	\$0	\$10,898
Total Liabilities & Fund Equity	<u>\$12,533</u>	<u>\$1,161,591</u>	<u>\$1,922,499</u>	<u>\$3,096,623</u>

WILFORD PRESERVE
Community Development District
GENERAL FUND

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

Adopted	Prorated	Actual	
Budget	10/31/22	10/31/22	Variance

REVENUES:

Assessments	\$413,784	\$0	\$0	\$0
Interest	\$0	\$0	\$38	\$38
Micellaneous Revenue	\$0	\$0	\$0	\$0

TOTAL REVENUES

\$413,784	\$0	\$38	\$38
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$10,000	\$833	\$0	\$833
Arbitrage	\$1,200	\$100	\$0	\$100
Dissemination	\$7,000	\$583	\$583	\$0
Attorney	\$15,000	\$1,250	\$0	\$1,250
Annual Audit	\$4,800	\$400	\$0	\$400
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$7,000	\$3,450	\$3,450	\$0
Management Fees	\$49,140	\$4,095	\$4,095	\$0
Information Technology	\$1,250	\$104	\$104	(\$0)
Website Compliance	\$750	\$63	\$63	\$0
Telephone	\$300	\$25	\$0	\$25
Postage	\$500	\$42	\$14	\$28
Printing & Binding	\$1,500	\$125	\$78	\$47
Insurance	\$6,893	\$6,893	\$6,587	\$306
Legal Advertising	\$5,000	\$417	\$337	\$80
Other Current Charges	\$600	\$50	\$25	\$25
Office Supplies	\$500	\$42	\$0	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Total Administrative

\$116,608	\$23,646	\$20,510	\$3,136
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Grounds Maintenance:

Insurance	\$8,000	\$0	\$0	\$0
Pool Monitors	\$4,000	\$333	\$0	\$333
Field Operations Manager	\$45,000	\$3,750	\$3,750	\$0
Office Supplies / Mailings / Printing	\$600	\$50	\$0	\$50
Pool Maintenance	\$20,000	\$1,667	\$1,832	(\$165)
Pool Chemicals	\$5,000	\$417	\$0	\$417
Permit Fees	\$450	\$38	\$0	\$38
Landscape Maintenance	\$112,690	\$9,391	\$8,558	\$833
Irrigation Maintenance	\$1,000	\$83	\$0	\$83

WILFORD PRESERVE
Community Development District
GENERAL FUND

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

	Adopted	Prorated	Actual	
	Budget	10/31/22	10/31/22	Variance
Lake Maintenance	\$14,336	\$1,195	\$0	\$1,195
General Facility Maintenance	\$15,000	\$1,250	\$100	\$1,150
Streetlighting	\$15,000	\$1,250	\$0	\$1,250
Telephone/Cable/Internet	\$2,500	\$208	\$0	\$208
Electric	\$15,000	\$1,250	\$910	\$340
Water/Sewer/Irrigation	\$20,000	\$1,667	\$2,093	(\$427)
Refuse Service	\$2,000	\$167	\$0	\$167
Janitorial Services	\$9,500	\$792	\$792	(\$0)
Special Events	\$6,000	\$500	\$0	\$500
Recreational Passes	\$1,100	\$92	\$0	\$92
 Total Grounds Maintenance	 \$297,176	 \$24,098	 \$18,035	 \$6,063
 TOTAL EXPENDITURES	 \$413,784	 \$47,744	 \$38,545	 \$9,199
 EXCESS REVENUES (EXPENDITURES)	 \$0		 (\$38,507)	
 FUND BALANCE - Beginning	 \$0		 \$49,406	
 FUND BALANCE - Ending	 \$0		 \$10,898	

WILFORD PRESERVE
Community Development District
General Fund
 Month By Month Income Statement
 Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Miscellaneous Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Expenditures:													
Administrative													
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$3,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450
Management Fees	\$4,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,095
Information Technology	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104
Website Administration	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
Printing & Binding	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Legal Advertising	\$337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$337
Other Current Charges	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenses	\$20,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,510
Gournds 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	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Office Supplies / Mailings / Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,832
Pool Chemicals	\$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	\$8,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,558
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Facility Maintenance	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
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	\$910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$910
Water/Sewer/Irrigation	\$2,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,093
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$792
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	\$18,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,035
Total Expenses	\$38,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,545
Excess Revenues (Expenditures)	(\$17,997)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$38,507)

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

Adopted Budget	Prorated 10/31/22	Actual 10/31/22	Variance
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REVENUES:

Assessments	\$169,913	\$0	\$0	\$0
Interest Income	\$100	\$100	\$809	\$709
Prepayment	\$0	\$0	\$89,664	\$89,664

TOTAL REVENUES	\$170,013	\$100	\$90,473	\$90,373
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EXPENDITURES:

Series 2018

Interest Expense - 11/1	\$88,406	\$0	\$0	\$0
Principal Expense - 11/1 (Prepayment)	\$240,000	\$0	\$0	\$0
Interest Expense - 5/1	\$81,506	\$0	\$0	\$0

TOTAL EXPENDITURES	\$409,913	\$0	\$0	\$0
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OTHER SOURCES/(USES)

Transfer In/(Out)	\$0	\$0	(\$442)	(\$442)
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TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$442)	(\$442)
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EXCESS REVENUES (EXPENDITURES)	(\$239,900)	\$90,031		
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FUND BALANCE - Beginning	\$328,406	\$675,767		
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FUND BALANCE - Ending	<u>\$88,506</u>	<u>\$765,798</u>		
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Reserve	\$358,225
Revenue	\$12,905
Prepayment	\$394,667
	<u>\$765,798</u>

WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2019A
Statement of Revenues & Expenditures
For the Period ending October 31, 2022

Proposed Budget	Prorated 10/31/22	Actual 10/31/22	Variance
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REVENUES:

Assessment	\$521,627	\$0	\$0	\$0
Interest Income	\$100	\$100	\$487	\$387

TOTAL REVENUES	\$521,727	\$100	\$487	\$387
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EXPENDITURES:

Series 2019A

Interest Expense - 11/1	\$192,615	\$0	\$0	\$0
Interest Expense - 5/1	\$192,615	\$0	\$0	\$0
Principal Expense - 5/1	\$135,000	\$0	\$0	\$0

TOTAL EXPENDITURES	\$520,230	\$0	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)	\$1,497	\$487		
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FUND BALANCE - Beginning	\$211,901	\$395,306		
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FUND BALANCE - Ending	<u>\$213,398</u>	<u>\$395,793</u>		
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Reserve	\$183,512
Revenue	\$212,281
	<u>\$395,793</u>

WILFORD PRESERVE
Community Development District
CAPITAL PROJECTS FUND

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

	Series 2018B	Series 2019A
<u>REVENUES:</u>		
Interest Income	\$1	\$2,362
Developer Contributions	\$0	\$0
TOTAL REVENUES	\$1	\$2,362
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$445
TOTAL EXPENDITURES	\$0	\$445
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$442	\$0
TOTAL OTHER SOURCES/(USES)	\$442	\$0
EXCESS REVENUES (EXPENDITURES)	\$443	\$1,917
FUND BALANCE - Beginning	\$698	\$1,411,807
FUND BALANCE - Ending	\$1,140	\$1,413,725

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)
Less: August 1, 2022		(\$415,000)
CURRENT BONDS OUTSTANDING		\$3,075,000

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

B.

WILFORD PRESERVE
Community Development District

Check Register Summary- General Fund

10/1/22 - 10/31/22

Check Date	Check #'s	Total Amount
10/10//22	319-326	\$18,370.69
10/14/22	327-328	\$11,200.36
10/25/22	329-331	\$9,159.87
Total		\$38,730.92

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/10/22	00001	9/15/22 82	202210 310-51300-31000		*	5,000.00	
			FY23 ASSESSMENT ROLL CERT	GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000319
10/10/22	00001	9/15/22 83	202209 320-57200-45000		*	152.77	
			SEP GEN FACILITIES MAINT	GOVERNMENTAL MANAGEMENT SERVICES			152.77 000320
10/10/22	00010	8/23/22 23081	202208 310-51300-32100		*	600.00	
			ARBIT SE2018B FYE 6/30/22	GRAU & ASSOCIATES			600.00 000321
10/10/22	00021	9/30/22 3112219	202208 310-51300-31500		*	954.50	
			AUG GENERAL SERVICES	KUTAK ROCK LLP			954.50 000322
10/10/22	00022	7/12/22 1260060	202207 320-57200-49400		*	873.00	
			7/15/22 OPENING PROMOTION	PROGRESSIVE ENTERTAINMENT			873.00 000323
10/10/22	00020	7/19/22 2	202207 320-57200-45000		*	676.64	
			JUL MAINTENANCE SUPPLIES	RIVERSIDE MANAGEMENT SERVICES, INC			676.64 000324
10/10/22	00015	9/26/22 PSI-0584	202208 330-57200-46000		*	777.89	
			AUG LAKE & POND MGT SRVS				
		9/26/22 PSI-0631	202209 330-57200-46000		*	777.89	
			SEPT LAKE & POND MGT SRVS	SOLITUDE LAKE MANAGEMENT			1,555.78 000325
10/10/22	00016	9/01/22 JAX42551	202209 330-57200-42000		*	8,558.00	
			SEP LANDSCAPE MAINT	YELLOWSTONE LANDSCAPE			8,558.00 000326
10/14/22	00004	9/22/22 2022-236	202209 310-51300-48000		*	55.00	
			NOTICE OF MEETING FY23	CLAY TODAY			55.00 000327
10/14/22	00001	10/01/22 84	202210 310-51300-34000		*	4,095.00	
			OCT MANAGEMENT FEES				
		10/01/22 84	202210 310-51300-35200		*	62.50	
			OCT WEBSITE ADMIN				
		10/01/22 84	202210 310-51300-35100		*	104.17	
			OCT INFORMATION TECH				
		10/01/22 84	202210 310-51300-31300		*	583.33	
			OCT DISSEM AGENT SERVICES				

WILP WILFORD PRES OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/22 84	202210 310-51300-42000		*	13.87	
		POSTAGE					
		10/01/22 84	202210 310-51300-42500		*	78.15	
		COPIES					
		10/01/22 85	202210 330-57200-41000		*	3,750.00	
		OCT CONTRACT ADMIN					
		10/01/22 85	202210 320-57200-45500		*	791.67	
		OCT JANITORIAL					
		10/01/22 85	202210 320-57200-46500		*	1,666.67	
		OCT POOL MAINTENANCE					
			GOVERNMENTAL MANAGEMENT SERVICES				11,145.36 000328
10/25/22 00001		10/13/22 86	202210 320-57200-45000		*	99.95	
		OCT GEN FAC MAINTENANCE					
		10/13/22 86	202210 320-57200-46500		*	165.42	
		OCT POOL MAINTENANCE					
			GOVERNMENTAL MANAGEMENT SERVICES				265.37 000329
10/25/22 00011		10/13/22 22-00318	202210 310-51300-48000		*	74.50	
		NTC OF MTG BOS 10/13/22					
		10/20/22 22-00326	202210 310-51300-48000		*	262.00	
		BOL,ELEC,BOS MTGS10/20&27					
			JACKSONVILLE DAILY RECORD				336.50 000330
10/25/22 00016		10/15/22 JAX44149	202210 330-57200-42000		*	8,558.00	
		OCT LANDSCAPE MAINTENANCE					
			YELLOWSTONE LANDSCAPE				8,558.00 000331
				TOTAL FOR BANK A		38,730.92	
				TOTAL FOR REGISTER		38,730.92	

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

Invoice

Invoice #: 82
Invoice Date: 9/15/22
Due Date: 9/15/22
Case:
P.O. Number:

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

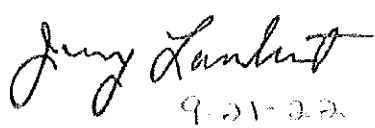
Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023		5,000.00	5,000.00
1,310.573.310			
1A			
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

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

Invoice

Invoice #: 83
Invoice Date: 9/15/22
Due Date: 9/15/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		152.77	152.77
General Facil. Maint. 001.320.57200.45000 1A			
 9-21-22			
Total			\$152.77
Payments/Credits			\$0.00
Balance Due			\$152.77

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. 23081
Date 08/23/2022

SERVICE	AMOUNT
Project: <u>Arbitrage</u> - <u>Series 2018B</u> <u>FYE 6/30/2022</u>	
Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

1,310,577,321

1019

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 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. 3112219

Client Matter No. 23023-1

9/30/22 Approved by MG

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

1,310.873.315

21A

Invoice No. 3112219

23023-1

Re: General Counsel

For Professional Legal Services Rendered

08/01/22	W. Haber	0.20	66.00	Confer with Giles regarding license agreement
08/04/22	J. Brown	0.10	35.00	Review minutes and follow-up
08/12/22	W. Haber	0.30	99.00	Review license agreement and confer with Giles regarding same
08/16/22	W. Haber	0.50	165.00	Review correspondence regarding meeting cancellation; prepare resolution ratifying hearing date
08/19/22	K. Jusevitch	0.30	43.50	Prepare and update budget hearing documents; confer with Haber
08/22/22	W. Haber	0.50	165.00	Review and revise resolutions for budget and O&M assessments
08/22/22	K. Jusevitch	0.30	43.50	Record license agreement and correspond with district manager
08/24/22	K. Jusevitch	0.20	29.00	Correspond with district manager regarding recorded license agreement
08/25/22	W. Haber	0.30	99.00	Review correspondence regarding press inquiry; confer with Giles and

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

KUTAK ROCK LLP

Wilford Preserve CDD
September 30, 2022
Client Matter No. 23023-1
Invoice No. 3112219
Page 2

08/25/22	K. Jusevitch	0.30	43.50	Cowling regarding same Review easement agreement and confer with Haber
08/26/22	K. Jusevitch	0.20	29.00	Correspond with district manager regarding license agreement
08/30/22	W. Haber	0.20	66.00	Review draft agenda

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED \$883.50

DISBURSEMENTS

Filing and Court Fees 71.00

TOTAL DISBURSEMENTS 71.00

TOTAL CURRENT AMOUNT DUE \$954.50 *

UNPAID INVOICES:

July 31, 2022 Invoice No. 3083152 1,039.00

TOTAL DUE \$1,993.50



Total Entertainment Services

10/5 Approved

001.320.57200.49400

22A

Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 7/12/2022

Invoice #1260060

Terms: Net 10 days

PO#

Customer name:

Wilford Preserve CDD

Type of Event: Opening Promotion

Billing address:

475 W. Town Place, St. Augustine, FL 32092

Original contact person:

Jay Soriano Cell-904-342-1441

E-mail/ fax: jsoriano@gmsnf.com

At event contacts with cell:

Becky Eddy C-904-629-4334

Event date: Friday July 15, 2022

Hours of event: 5:00 pm-8:30 pm

Hours of service: Same

Approximate set up time:

Between: 3:00 and 4:00 pm

Location name and address:

2740 Copperwood Drive, Orange Park, FL 32065

Where to set up at location:

Grass Field

Power within 75': Yes

Set up-grass or pavement:

GR

Water within 75': NA

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

* Dual Lane Extreme Obstacle Course

* 15' x 15' Large Bounce House

* 24' Inflatable Movie Screen w/blower, stakes-no projector, sound

* Delivery gas surcharge all vehicles

Reg. Rate \$	450.00	Your Cost \$	399.00
Reg. Rate \$	235.00	Your Cost \$	179.00
Reg. Rate \$	250.00	Your Cost \$	200.00
Reg. Rate \$	95.00	Your Cost \$	95.00
Total Reg. Cost: \$	1,030.00	Your Total \$	873.00

Total Savings \$ 157.00

Sub Total: \$ 873.00

Sales Tax: \$ -

Invoice Total: \$ 873.00

50 % Deposit required: \$ Waived

Balance due at set up: \$ 873.00

Payments received \$

Current Balance \$ 873.00

NET 10 DAYS AFTER EVENT OR \$50 LATE FEE

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____

Invoice

Bill To:
Wilford Preserve CDD

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		676.64	676.64
Code to:			
Wilford Preserve Gen. Facility Maint.			
001.320.57200.45000			
20A			

Code to:
Wilford Preserve Gen. Facility Maint.
001.320.57200.45000

20A

Total	\$676.64
Payments/Credits	\$0.00
Balance Due	\$676.64

MAINTENANCE BILLABLE PURCHASES

Period Ending 07/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WP				
WILFORD PRESERVE				
	6/27/22	6 Shelfwire Unit	159.48	J.S.
	6/29/22	Cinchstrap Key Lanyard	6.88	J.S.
	6/29/22	Key Bands	1.70	J.S.
	6/29/22	Key Copies - Kwikset (6)	20.56	J.S.
	6/29/22	Key Copies - Schlage (15)	51.41	J.S.
	6/29/22	Key Lanyard	3.71	J.S.
	7/1/22	Combo Locks (2)	29.39	J.S.
	7/1/22	Zep Spray Bottle (2)	8.00	J.S.
	7/1/22	Zep Pro Spray Bottle	5.15	J.S.
	7/1/22	Toilet Brush Set	19.52	J.S.
	7/1/22	Mop Head Refill 2pk	18.94	J.S.
	7/1/22	5gl Office Waste Bin	13.19	J.S.
	7/1/22	Dust Pan (2)	14.88	J.S.
	7/1/22	Bench/Dust Brush	10.89	J.S.
	7/1/22	Polybrush Deck Broom	19.52	J.S.
	7/1/22	Mop Combo	20.67	J.S.
	7/1/22	Lobby Broom Set	23.54	J.S.
	7/1/22	32 Gallon Trash Can Liners (4)	101.06	J.S.
	7/1/22	Mop Wringer Bucket	80.47	J.S.
	7/1/22	Lemon Scent Floor Cleaner	11.94	J.S.
	7/1/22	Bleach	7.68	J.S.
	7/1/22	Windex Refills	13.20	J.S.
	7/1/22	Lavender Cleaner	8.03	J.S.
	7/1/22	Clorox Toilet Cleaner (2)	10.76	J.S.
	7/1/22	33g Trash Bags	16.07	J.S.
		TOTAL	<u>\$676.64</u>	



Solitude Lake Management
1320 Brookwood Drive
Suite H
Little Rock, AR 72202

INVOICE

Page: 1

Invoice Number: PSI-05846
Invoice Date: 9/26/2022

Bill To:
Wilford Preserve CDD
Governmental Management Services
475 West Town Place, Suite 114
Saint Augustine, FL 32092

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

Tax Ident. Type Legal Entity

Customer ID 10842

Ship Via

P.O. Number

Ship Date 9/23/2022

P.O. Date 9/23/2022

Due Date 10/26/2022

Our Order No.

Terms Net 30

SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Every 15 Days from 8/1/2022 to 7/31/2023 Annual Maintenance: August Wilford Pres LAKE ALL <i>lake + pond r'gt srvs</i>		1	1	777.89	777.89

Code to:

Wilford Preserve Lake Maintenance

001.330.57200.46000

157A

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 777.89

Subtotal: 777.89
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 777.89



INVOICE

Page: 1

Invoice Number: PSI-06311
Invoice Date: 9/26/2022

Bill
To: Wilford Preserve CDD
Governmental Management Services
475 West Town Place, Suite 114
Saint Augustine, FL 32092

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

Tax Ident. Type Legal Entity

Ship Via
Ship Date 9/26/2022
Due Date 10/26/2022
Terms Net 30

Customer ID 10842
P.O. Number
P.O. Date 9/26/2022
Our Order No.
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Wilford Pres LAKE ALL Every 15 Days from 8/1/2022 to 7/31/2023 Annual Maintenance			1	777.89	777.89

*Sept lake r final
mo r svs 1*

Code to:

Wilford Preserve Lake Maintenance

001.330.57200.46000

157A

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 777.89

Subtotal: 777.89
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 777.89



YELLOWSTONE

LANDSCAPE

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 425518	9/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

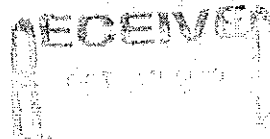
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2022

Invoice Amount: \$8,558.00

Description	Current Amount
Monthly Landscape Maintenance September 2022	\$8,558.00

Invoice Total \$8,558.00



1.330.572.420

16A

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

CLAY TODAY

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-236697
Invoice Date: 9/22/2022
Due Date: 10/22/2022

BILL TO
WILFORD PRESERVE
475 W TOWN PL
#114
ST AUGUSTINE, FL 32092

Advertiser
WILFORD PRESERVE

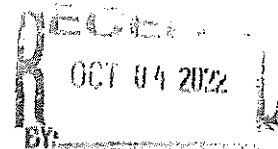
Customer ID
20436

Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Column	Ad Inch	Net
CT - Clay Today	Sep 22	2022		Column Inch	Black & White	1	5.6000	\$55.00
								\$55.00

Total:	\$55.00
---------------	---------

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

1.310-573.420
YA



Affidavit attached to this invoice.

Please call the office at 904-264-3200 if you would like to pay by credit card.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority person appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a

In the matter of Notice of meetings

LEGAL: 38039

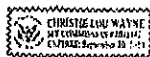
Was published in said newspaper in the issues:092222

Affiant Further says that said "Clay Today" is a newspaper
published at Fleming Island, in said Clay County, Florida, and
that the said newspaper has heretofore been continuously
published in said Clay County, Florida, Weekly, and has been
entered as Periodical material matter at the post
Office in Orange Park, in said Clay County, Florida, for
period of one year next proceeding the first publication of
the attached copy of advertisement; and affiant further says
that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication in
the said newspaper.

Hugh Osteen

Sworn to me and subscribed before me 09-22-2022

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@ostecamedigroup.com
Cassandra Shaw cassandra@claytodayonline.com

NOTICE OF MEETINGS

WILFORD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Wilford Preserve Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2023 at the Plantation Oaks Amenity Center, 945 Oakleaf Plantation Parkway, Orange Park, Florida 32065 at 1:30 p.m. on the third Thursday of each month listed (unless noted otherwise) as follows:

October 20, 2022
November 17, 2022
December 15, 2022
January 19, 2023
February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023 at 6:00 p.m.
June 15, 2023
July 20, 2023 at 6:00 p.m.
August 17, 2023
September 21, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-6850, or on the District's website, www.WilfordPreserveCDL.com.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-6850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Marlene Giles
District Manager

Legal 38039 published Sept 22, 2022 in Clay County's Clay Today newspaper

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 84

Invoice Date: 10/1/22

Due Date: 10/1/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2022 1. 310.513. 340		4,095.00	4,095.00
Website Administration - October 2022 352		62.50	62.50
Information Technology - October 2022 351		104.17	104.17
Dissemination Agent Services - October 2022 1. 310.513. 313		583.33	583.33
Postage 420		13.87	13.87
Copies 1. 310.513. 425		78.15	78.15
RECEIVED OCT 04 2022			
Total			\$4,937.02
Payments/Credits			\$0.00
Balance Due			\$4,937.02

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

Invoice

Invoice #: 85
Invoice Date: 10/1/22
Due Date: 10/1/22
Case:
P.O. Number:

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

117

Description	Hours/Qty	Rate	Amount
Contract Administration - October 2022 1,330.572.410		3,750.00	3,750.00
Janitorial - October 2022 455		791.67	791.67
Pool Maintenance - October 2022 1,320.572.445		1,666.67	1,666.67

RECEIVED OCT 04 2022

Total \$6,208.34

Payments/Credits \$0.00

Balance Due \$6,208.34

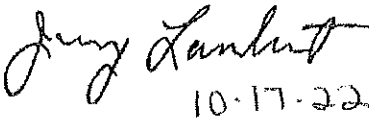
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 86
Invoice Date: 10/13/22
Due Date: 10/13/22
Case:
P.O. Number:

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

10/17 Approved

Description	Hours/Qty	Rate	Amount
<div data-bbox="808 583 867 638">1A</div> Maintenance Supplies Gen. Facility Maint. \$99.95 001.320.57200.45000 Pool Maint. \$165.42 1.320.57200.46500 <div data-bbox="425 1390 792 1507"> 10-17-22</div>		265.37	265.37

Total	\$265.37
Payments/Credits	\$0.00
Balance Due	\$265.37

[illegible]

100
90
80
70
60
50
40
30
20
10
0

$\{f_n\}$ is an infinite sequence of functions defined on an interval I , and $f(x) = \lim_{n \rightarrow \infty} f_n(x)$. If $f_n \in C^k(I)$ and $f'_n \rightarrow g$ uniformly on I , then $f \in C^k(I)$ and $f' = g$.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 13, 2022

Date

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

11A

1.310 51300.480

Serial #	22-00318C	PO/File #		\$74.50
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Payment Due

Notice of Board of Supervisors' Meeting

\$74.50

Publication Fee

Wilford Preserve Community Development District

Case Number

Amount Paid

Publication Dates 10/13

County Clay

Payment Due Upon Receipt

For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

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

If your payment is being
mailed, please reference
Serial # 22-00318C on your
check or remittance advice.

Your notice can be found at www.jaxdailyrecord.com

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

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, October 30, 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 claughlin@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

Oct. 13 00 (22-00318C)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 20, 2022

Date

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

Serial #	22-00326C	PO/File #		\$262.00
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Payment Due

Notice of Board of Landowners' Meeting and Election and Meeting of
the Board of Supervisors

\$262.00

Publication Fee

Wilford Preserve Community Development District

Case Number

Amount Paid

Publication Dates 10/20,27

County Clay

Payment Due Upon Receipt

For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

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

If your payment is being
mailed, please reference
Serial # 22-00326C on your
check or remittance advice.

11A
1.310.573.480

Your notice can be found at www.jaxdailyrecord.com

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

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.*

**NOTICE OF LANDOWNERS' MEETING AND ELECTION
AND MEETING OF THE BOARD OF SUPERVISORS OF THE
WILFORD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Wilford Preserve Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 256 acres, generally located north of Kindewood Drive, west of Little Black Creek, east of Cheswick Oak Avenue and south of Spencer Plantation Boulevard in Clay County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 17, 2022
TIME: 1:30 p.m.
PLACE: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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

Marilee Giles
District Manager

Oct. 20/27

00 (23-00826C)



YELLOWSTONE

LANDSCAPE

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 441492	10/15/2022
TERMS	PO NUMBER
Net 30	

Remit To:

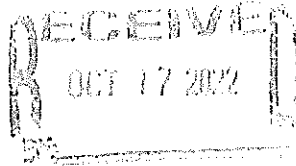
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 14, 2022

Invoice Amount: \$8,558.00

Description	Current Amount
Monthly Landscape Maintenance October 2022	\$8,558.00

1.330.572.420
16A



Invoice Total \$8,558.00

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