

WILFORD PRESERVE
Community Development District

JANUARY 19, 2023

AGENDA

**Wilford Preserve
Community Development District**

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

January 12, 2023

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, January 19, 2023 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Minutes
 - A. Approval of the Minutes of the November 17, 2022 Board of Supervisors Meeting
 - B. Acceptance of the Minutes of the November 17, 2022 Landowner's Meeting
- IV. Consideration of Resolution 2023-06, Approving a Boundary Amendment
- V. Consideration of Boundary Amendment Funding Agreement with DFC Wilford, LLC
- VI. Other Business
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer - Ratification of Requisition Nos. 149-153
 - 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 – February 16, 2023 at 1:30 p.m. at the Plantation Oaks
Amenity Center

XI. Adjournment

MINUTES

A.

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Thursday, November 17, 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
Linda Richardson	Supervisor
Wes Dailey	Supervisor

Also present were:

Marilee Giles	District Manager
Joe Brown	District Counsel by telephone
Glynn Taylor	District Engineer
Jay Soriano	GMS
Becky Eddy	GMS

The following is a summary of the discussions and actions taken at the November 17, 2022 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Giles called the meeting to order at 1:34 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. Oath of Office for Newly Elected Supervisors

Ms. Giles, being a notary public for the State of Florida, administered an oath of office to Mr. Dailey.

B. Consideration of Resolution 2023-03, Canvassing and Certifying the Results of the Landowner's Election

Ms. Giles stated the landowner's election meeting was held just prior to this meeting at which time Jordan Beall, Seat 1 and Wes Dailey, Seat 3, were elected by virtue of votes for a

four-year term, and Batey McGraw, Seat 5, was elected by virtue of votes cast for a two-year term. The purpose of this resolution is to canvass the votes and declare and certify the results of said election.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor Resolution 2023-03, canvassing and certifying the results of the landowner's election was approved.

C. Consideration of Resolution 2023-04, Designating Officers

Ms. Giles noted the current slate of officers is Mr. McGraw as Chairman, Mr. Cowling as Vice Chair, Ms. Richardson, Mr. Beall and Mr. Dailey as Assistant Secretary, and from the district manager's office, Ms. Giles as Secretary and Treasurer, and Mr. Daniel Laughlin, Mr. Jim Oliver and Mr. Darrin Mossing as Assistant Secretaries and Assistant Treasurers.

There were no requests to change the slate of officers.

On MOTION by Mr. Dailey seconded by Mr. Cowling with all in favor Resolution 2023-04, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Approving the Acquisition of Amenity
Improvements**

Mr. Brown stated this resolution addresses the acquisition of completed amenity improvements within the District that have been constructed and completed by the developer. We've included as attachments several form documents that would be approved by the resolution in substantial form, including the developer request letter for acquisition of the improvements pursuant to the existing acquisition agreement in connection with the Series 2019A bonds and includes an affidavit regarding the actual costs paid for the improvements, which would be the basis for the funds paid. It includes a District Engineer certificate certifying the improvements are complete and that it is appropriate at this time to acquire them as part of the District's capital improvement plan. It includes a contractor acknowledgement and release, which addresses both the payment of all funds to subcontractors and the District's ability to rely on any warranties related to construction of the improvements and also includes some indemnification provisions for the benefit of the District. In addition, it also includes

copies of the related construction documents, change orders and payment applications reflecting evidence that the improvements have been completed. There is also a form of bill of sale that would be used for the acquisition to document the District's acquiring of the improvements. The resolution does include a provision for the Board and staff to proceed, which is to say that completion of the acquisition and the documents attached in substantial form would not have to wait for the next board meeting to be completed.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor Resolution 2023-05, approving the acquisition of amenity improvements was approved.

FIFTH ORDER OF BUSINESS**Approval of Minutes of the October 20, 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 October 20, 2022 meeting were approved as presented.

SIXTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

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

There being nothing further to report, the next item followed.

B. District Engineer - Ratification of Requisition Nos. 146-148

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

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor requisition numbers 146-148 were ratified.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

Mr. Soriano provided the Board with a report detailing amenity usage and maintenance items taken care of between meetings. He informed the Board that staff received multiple calls concerning the pond levels, however he noted the weirs are doing their job.

Mr. Cowling asked Mr. Taylor who should be responsible for the trees installed in the right of way as some have fallen over and died. Mr. Taylor responded that the homeowner should be responsible.

EIGHTH 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 \$38,730.92.

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

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

Mr. Cowling informed the board that the entry sign was damaged, and a replacement sign has been ordered.

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

A landowner's meeting of the Wilford Preserve Community Development District was held Tuesday, November 17, 2022 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present were:

Louis Cowling

Dream Finders Homes

Also present were:

Marilee Giles
Joe Brown

District Manager
District Counsel (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Ms. Giles stated I have a proxy showing 204 voting units for DFC Wilford, and a proxy showing 24 voting units for Dream Finders Homes.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners Meeting

Ms. Giles acted as the Chairman of the landowners meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisors (3)

Mr. Cowling nominated Jordan Beall for Seat 1, Wes Dailey for Seat 3, and Batey McGraw for Seat 5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Cowling cast 75 votes for Jordan Beall, 75 votes for Wes Dailey, and 54 for Batey McGraw on behalf of DFC Wilford. On behalf of Dream Finders Homes Mr. Cowling cast 10 votes for Jordan Beall, 10 votes for Wes Dailey, and 4 votes for Batey McGraw.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Ms. Giles announced that Jordan Beall received 85 votes total and will serve a four-year term, Wes Dailey received 85 votes total and will serve a four-year term, and Batey McGraw received 58 votes total and will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Giles adjourned the meeting at approximately 1:33 p.m.

FOURTH ORDER OF BUSINESS

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH CLAY COUNTY, FLORIDA REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wilford Preserve Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, as established by Ordinance 2017-9 (the "Ordinance") adopted by the Board of County Commissioners of Clay County, Florida, and being situated in Clay County, Florida; and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 256 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the real property depicted on attached **Exhibit A** as the "Wilford IV Addition" (the "Expansion Parcel"), which is nearby and adjacent to the District, may be developed in such a way that adding it to the District's boundary would be in both the District and the property owner's best interest; and

WHEREAS, it is anticipated that the owner of the Expansion Parcel (the "Landowner") will approach the District and request the District petition to amend its boundaries to include the Expansion Parcel, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of the lands sought to be added to the District; and

WHEREAS, the proposed amendment to the District's boundaries by the addition would result in a net additional 86.55 acres, more or less; and

WHEREAS, the proposed boundary amendment is in the best interest of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, prior to the addition of the Expansion Parcel, the Landowner will provide written consent to the addition of the proposed lands to the District; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, the Board has determined that the proposed addition would increase the developable/assessable acreage of the District and would therefore spread costs and expenses associated with the construction, acquisition, and maintenance of planned infrastructure improvements and services, thereby reducing the cost to future individual homeowners; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to Clay County, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff , upon receipt of the written consent of the Landowner, to proceed with the preparation and filing of a petition and related materials with Clay County to seek the amendment of the District’s boundaries to add the Expansion Parcel, as depicted in **Exhibit A**, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairman and Wesley S. Haber to act as agents of the District with regard to any and all matters pertaining to the petition to Clay County to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of January, 2023.

ATTEST:

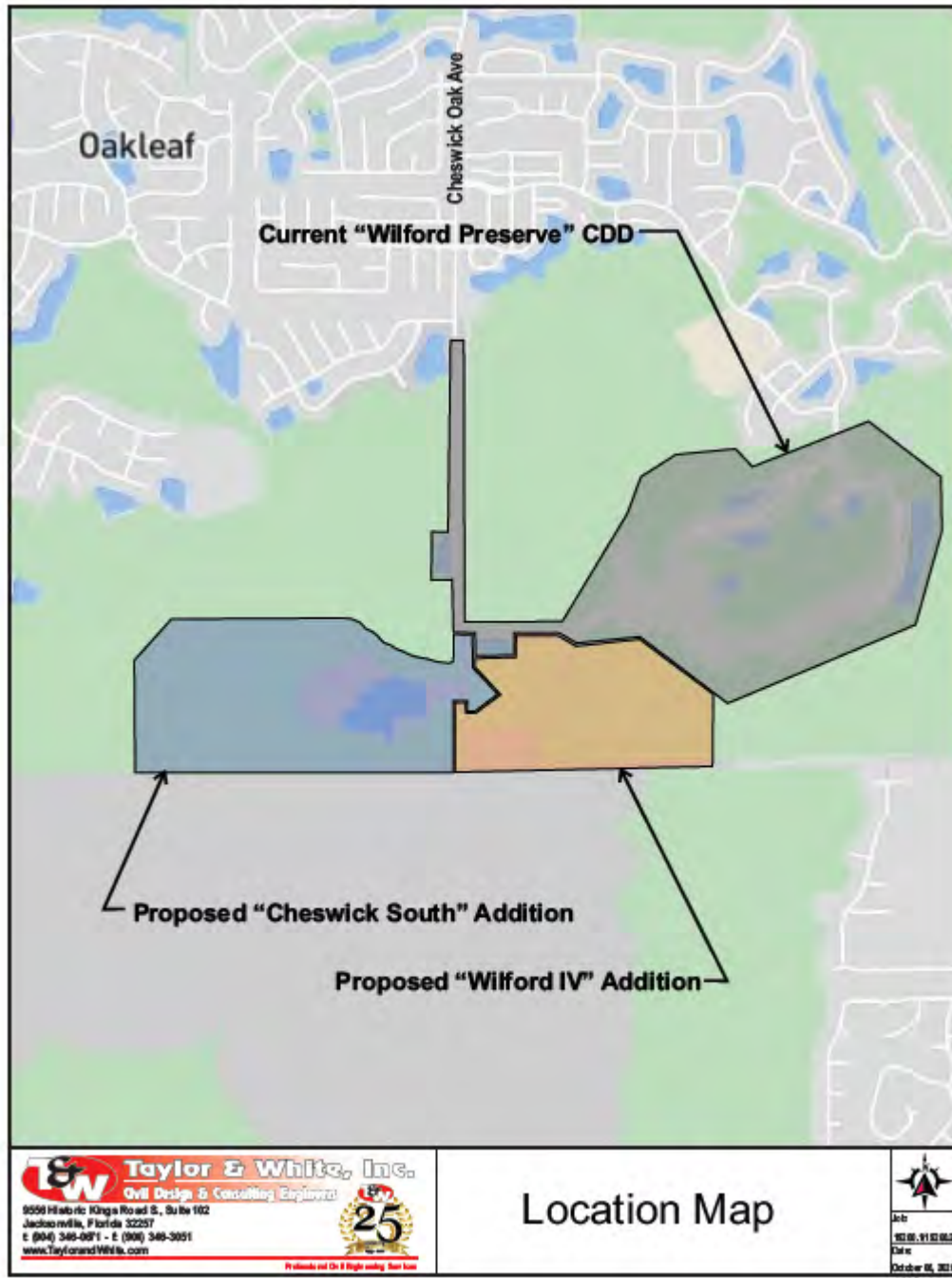
**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

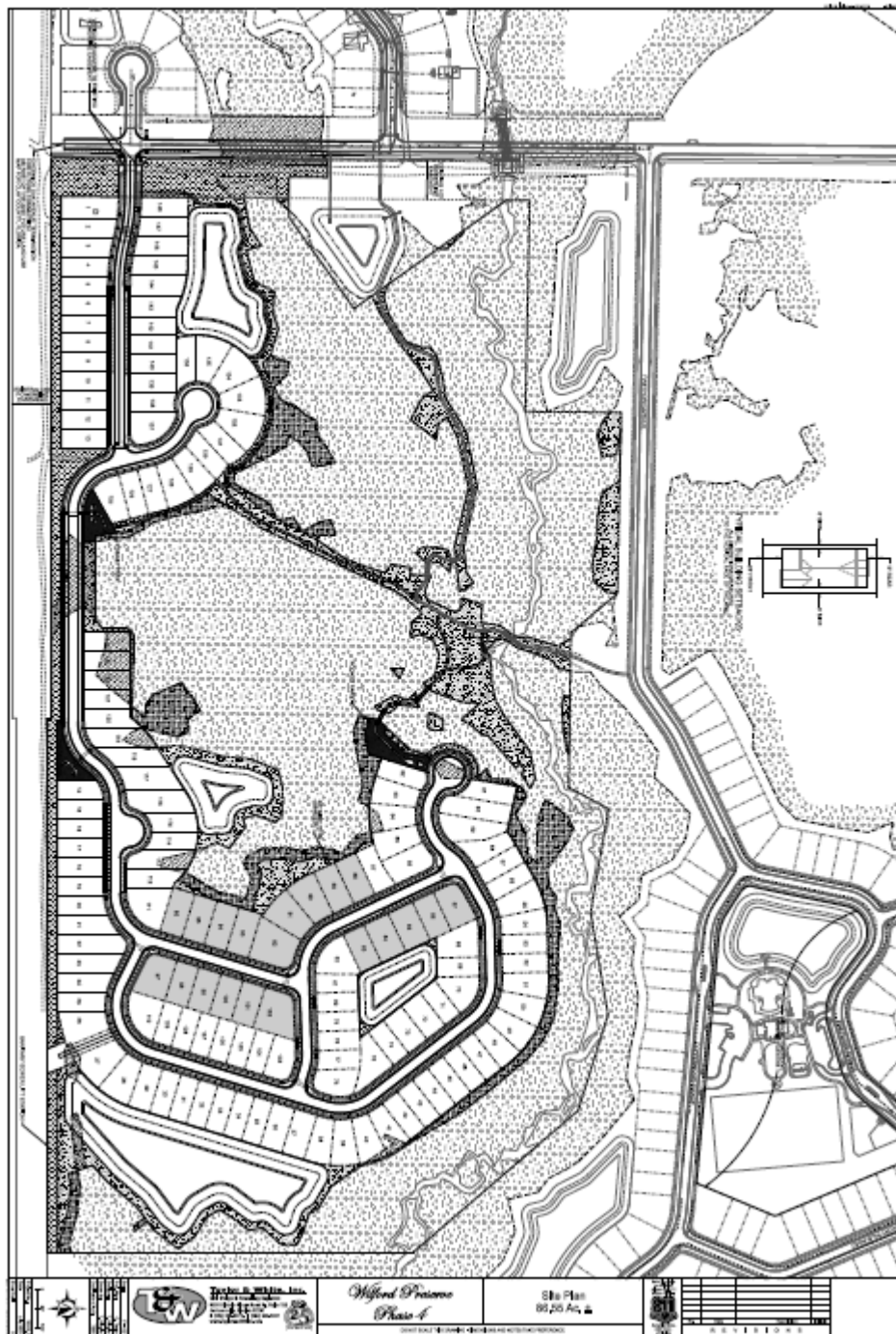
Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A – Depiction of Property to be Added

Exhibit A





FIFTH ORDER OF BUSINESS

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
AND DFC WILFORD, LLC, LLC**

This Agreement is made and entered into this ___ day of January, 2023, by and between:

Wilford Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida (hereinafter “District”), and

DFC Wilford, LLC, LLC, a Florida limited liability company, and a landowner in the District (hereinafter “Landowner”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* (“Uniform Act”) and by ordinance adopted by the Board of County Commissioners for Clay County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, as amended (“Ordinance”); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 256 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District currently provides infrastructure systems, facilities, and services to the lands within the District; and

WHEREAS, the Landowner has approached the District and requested the District petition to amend its boundaries to add approximately 86.55 acres; and

WHEREAS, pursuant to Resolution 2023-06, the District authorized District staff, including but not limited to legal, engineering, and managerial staff (“District Staff”), to provide such services as are necessary throughout the boundary amendment process (“Services”); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff requires the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“Amendment Expenses”), and the District’s Board of Supervisors has required Landowner to fund the Amendment expenses as a condition to proceeding with the amendment process; and

WHEREAS, Landowner agreed to, and has provided sufficient funds to the District to date in the form of reimbursements for the Amendment Expenses; and

WHEREAS, the District intends to file a petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to Clay County and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, the District has requested, and Landowner agrees to continue funding the Amendment Expenses by providing funds in advance to the District to ensure that the District has funds on hand to pay for the necessary consultant services.

NOW, therefore, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. PROVISION OF FUNDS. The Landowner agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District Staff and any other related consultants to assist in the boundary amendment process and proceedings. The Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District financial manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. DISTRICT USE OF FUNDS. The District agrees to use the funds received from the Landowner solely for the Amendment Expenses. The District agrees to use its good faith best efforts to proceed in an expeditious manner with the prosecution of the procedural requirements detailed in the Uniform Act, for the amendment of the District's boundary. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Landowner: DFC Wilford, LLC, LLC
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
Attn: Chad Sigmon

B. If to District: Wilford Preserve Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32308
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties. However, Landowner recognizes that due to the timing of the filing of the petition, fees, costs and expenses may have been incurred by the District prior to execution and such amounts shall be due and owing regardless of the effective date of this Agreement.

13. TERMINATION. Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

14. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

15. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

16. SOVEREIGN IMMUNITY. Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

DFC WILFORD, LLC, LLC

Witness

By: _____
Its: _____

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: 149
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$450.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

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

or

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

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

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

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

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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


Consulting Engineer



Taylor & White, Inc.

Civil Design & Consulting Engineers

INVOICE

9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
t: (904) 346-0671 - f: (904) 346-3061
www.TaylorandWhite.com

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

Invoice number 4879
Date 11/16/2022
Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 11/13/2022. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

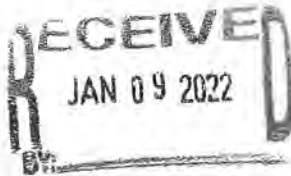
Invoice Amount:
\$450.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PHASE 2A REVISIONS CLOSED	0.00	24,515.00	24,515.00	0.00	0.00
ADDITIONAL SUPPLEMENTAL ENGINEER'S REPORT-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*TEMPORARY SALES TRAILER	0.00	565.00	565.00	0.00	0.00
ENGINEER'S SUPPLEMENTAL REPORT (LS)-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*DISTRICT ENGINEER-HRLY-NTE	60,000.00	92,538.75	92,988.75	154.98	450.00
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	116,440.18	116,440.18	155.25	0.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	5,430.00	5,430.00	54.30	0.00
*AMENITY CENTER MODIFICATION-CLOSED	0.00	23,740.00	23,740.00	0.00	0.00
*SLEEVING PLAN-CLOSED	0.00	2,898.75	2,898.75	0.00	0.00
*PROJECT ADMIN. & COORDINATION-HRLY-NTE	10,000.00	10,358.75	10,358.75	103.59	0.00
REIMBURSABLES	0.00	10,048.20	10,048.20	0.00	0.00
Total	189,200.00	317,139.63	317,589.63	167.86	450.00

*District Engineer-HRLY-NTE

D. Glynn Taylor, P.E.
EOR
Jane M. White
T&W REQ NO 145
ETM REQ NO 146
Kutak Rock REQ NO 147



Units	Billed Amount
2.00	330.00
1.50	120.00

Phase subtotal 450.00
subtotal 3.50 450.00

Invoice total **450.00**

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

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- (A) Requisition Number: 150
- (B) Name of Payee: Kutak Rock, LLP
- (C) Amount Payable: \$ 165.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

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

November 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. 3141735

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. 3141735
23023-3

Re: Project Construction

For Professional Legal Services Rendered

10/28/22	W. Haber	0.50	165.00	Review documents regarding acquisition of amenity facilities
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TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED \$165.00

TOTAL CURRENT AMOUNT DUE \$165.00

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

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

- (A) Requisition Number: 151
- (B) Name of Payee: England-Thims & Miller, Inc.
- (C) Amount Payable: \$1057.56
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

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

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
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4. each disbursement represents a Cost of the Project which has not previously been paid.

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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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Consulting Engineer



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

December 01, 2022
 Project No: 17186.31000
 Invoice No: 0205860

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

Professional Services rendered through November 26, 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	11/5/2022	.50	123.97	61.99
Donchez, James	11/12/2022	.50	123.97	61.99
Donchez, James	11/19/2022	.50	123.97	61.99
Donchez, James	11/26/2022	.50	123.97	61.99
Assistant Project Manager				
Brown, Corey	11/5/2022	3.00	101.20	303.60
Brown, Corey	11/12/2022	2.00	101.20	202.40
Brown, Corey	11/19/2022	1.00	101.20	101.20
Brown, Corey	11/26/2022	2.00	101.20	202.40
Totals		10.00		1,057.56
Total Labor				1,057.56

Total this Task \$1,057.56

Invoice Total this Period \$1,057.56

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 11775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485
 CA-00002584 LC-0000316

**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: 152
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$808.42
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

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or

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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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Consulting Engineer



Taylor & White, Inc.

Civil Design & Consulting Engineers

INVOICE

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

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

Invoice number 4926
Date 12/14/2022

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 12/11/2022. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$808.42

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PHASE 2A REVISIONS CLOSED	0.00	24,515.00	24,515.00	0.00	0.00
ADDITIONAL SUPPLEMENTAL ENGINEER'S REPORT-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*TEMPORARY SALES TRAILER	0.00	565.00	565.00	0.00	0.00
ENGINEER'S SUPPLEMENTAL REPORT (LS)-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*DISTRICT ENGINEER-HRLY-NTE	60,000.00	92,988.75	93,441.25	155.74	452.50
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	116,440.18	116,440.18	155.25	0.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	5,430.00	5,430.00	54.30	0.00
*AMENITY CENTER MODIFICATION-CLOSED	0.00	23,740.00	23,740.00	0.00	0.00
*SLEEVING PLAN-CLOSED	0.00	2,898.75	2,898.75	0.00	0.00
*PROJECT ADMIN. & COORDINATION-HRLY-NTE	10,000.00	10,358.75	10,688.75	106.89	330.00
REIMBURSABLES	0.00	10,048.20	10,074.12	0.00	25.92
Total	189,200.00	317,589.63	318,398.05	168.29	808.42

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. eor	2.50	412.50
Jane M. White ETM REQ NO 148	0.50	40.00

Phase subtotal 452.50

*Project Admin. & Coordination-HRLY-NTE

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

Wilford Preserve CDD
Project 16050.1 WILFORD PRESERVE CDD

Invoice number 4926
Date 12/14/2022

subtotal 5.00 782.50

Reimbursables

Billed
Amount

Mileages

25.92

meeting

Invoice total 808.42

**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: 153
- (B) Name of Payee: Kutak Rock, LLP
- (C) Amount Payable: \$1,978.50
- (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

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**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 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. 3158260

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. 3158260
23023-3

Re: Project Construction

For Professional Legal Services Rendered

11/04/22	K. Jusevitch	0.70	101.50	Confer with Haber regarding improvement acquisition package
11/07/22	W. Haber	0.70	231.00	Review and revise acquisition documents; review acquisition agreement and indenture
11/07/22	K. Jusevitch	3.20	464.00	Research acquisition package documents; confer with Haber
11/08/22	K. Jusevitch	2.40	348.00	Prepare amenity center acquisition package
11/10/22	K. Jusevitch	1.20	174.00	Confer with Haber regarding amenity acquisition documents
11/11/22	W. Haber	1.30	429.00	Review and revise acquisition documents and confer with Cowling regarding same
11/15/22	W. Haber	0.70	231.00	Review and revise amenity acquisition documents and confer with Cowling regarding same

TOTAL HOURS 10.20

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

KUTAK ROCK LLP

Wilford Preserve CDD

December 30, 2022

Client Matter No. 23023-3

Invoice No. 3158260

Page 2

TOTAL FOR SERVICES RENDERED

\$1,978.50

TOTAL CURRENT AMOUNT DUE

\$1,978.50

EIGHTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Statements
as of
December 31, 2022



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

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
Assets:				
Cash	\$155,481	---	---	\$155,481
Investments:				
Debt Service 2018B				
Reserve	---	\$358,225	---	\$358,225
Revenue	---	\$3,566	---	\$3,566
Prepayment	---	\$323,989	---	\$323,989
Construction	---	---	\$3,649	\$3,649
Debt Service 2019A				
Reserve	---	\$184,084	---	\$184,084
Revenue	---	\$357,070	---	\$357,070
Construction	---	---	\$1,917,582	\$1,917,582
Due From General Fund	---	\$81,851	---	\$81,851
Due From Other	---	---	\$4,440	\$4,440
Custody	\$246,356	---	---	\$246,356
Utility Deposits	\$1,350	---	---	\$1,350
Prepaid Expenses	\$575	---	---	\$575
Total Assets	<u>\$403,762</u>	<u>\$1,308,785</u>	<u>\$1,925,671</u>	<u>\$3,638,217</u>
Liabilities:				
Accounts Payable	\$35,203	---	---	\$35,203
Due to Debt Service	\$81,851			\$81,851
Contracts Payable	---	---	\$15,028	\$15,028
Retainage Payable	---	---	\$492,607	\$492,607
Fund Balances:				
Restricted for 2018B Debt Service	---	\$685,780	---	\$685,780
Restricted for 2019A Debt Service	---	\$623,005	---	\$623,005
Restricted for 2018B Capital Projects	---	---	\$3,649	\$3,649
Restricted for 2019A Capital Projects	---	---	\$1,414,387	\$1,414,387
Unassigned	\$286,134	\$0	\$0	\$286,134
Total Liabilities & Fund Equity	<u>\$403,762</u>	<u>\$1,308,785</u>	<u>\$1,925,671</u>	<u>\$3,638,217</u>

WILFORD PRESERVE
Community Development District
GENERAL FUND

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

Adopted	Prorated	Actual	
Budget	12/31/22	12/31/22	Variance

REVENUES:

Assessments - Tax Roll	\$285,464	\$268,816	\$268,816	\$0
Assessments - Direct	\$128,320	\$64,160	\$64,160	\$0
Interest	\$0	\$0	\$42	\$42
Micellaneous Revenue	\$0	\$0	\$61	\$61
TOTAL REVENUES	\$413,784	\$332,976	\$333,079	\$103

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$10,000	\$2,500	\$0	\$2,500
Arbitrage	\$1,200	\$300	\$600	(\$300)
Dissemination	\$7,000	\$1,750	\$1,750	\$0
Attorney	\$15,000	\$3,750	\$4,018	(\$268)
Annual Audit	\$4,800	\$1,200	\$0	\$1,200
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$7,000	\$6,592	\$6,592	\$0
Management Fees	\$49,140	\$12,285	\$12,285	\$0
Information Technology	\$1,250	\$313	\$313	(\$0)
Website Compliance	\$750	\$188	\$188	\$0
Telephone	\$300	\$75	\$61	\$14
Postage	\$500	\$125	\$51	\$74
Printing & Binding	\$1,500	\$375	\$154	\$221
Insurance	\$6,893	\$6,893	\$6,587	\$306
Legal Advertising	\$5,000	\$1,250	\$337	\$914
Other Current Charges	\$600	\$150	\$53	\$97
Office Supplies	\$500	\$125	\$1	\$124
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$116,608	\$43,045	\$38,163	\$4,882

Grounds Maintenance:

Insurance	\$8,000	\$0	\$0	\$0
Pool Monitors	\$4,000	\$1,000	\$0	\$1,000
Field Operations Manager	\$45,000	\$11,250	\$11,250	\$0
Office Supplies / Mailings / Printing	\$600	\$150	\$0	\$150
Pool Maintenance	\$20,000	\$5,000	\$5,165	(\$165)
Pool Chemicals	\$5,000	\$1,250	\$0	\$1,250
Permit Fees	\$450	\$113	\$0	\$113
Landscape Maintenance	\$112,690	\$28,173	\$25,674	\$2,499

WILFORD PRESERVE
Community Development District
GENERAL FUND

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

	Adopted	Prorated	Actual	
	Budget	12/31/22	12/31/22	Variance
Irrigation Maintenance	\$1,000	\$250	\$0	\$250
Lake Maintenance	\$14,336	\$3,584	\$2,334	\$1,250
General Facility Maintenance	\$15,000	\$3,750	\$1,170	\$2,580
Streetlighting	\$15,000	\$3,750	\$0	\$3,750
Telephone/Cable/Internet	\$2,500	\$625	\$0	\$625
Electric	\$15,000	\$3,750	\$2,695	\$1,055
Water/Sewer/Irrigation	\$20,000	\$5,000	\$7,468	(\$2,468)
Refuse Service	\$2,000	\$500	\$0	\$500
Janitorial Services	\$9,500	\$2,375	\$2,535	(\$160)
Special Events	\$6,000	\$1,500	\$0	\$1,500
Recreational Passes	\$1,100	\$275	\$0	\$275
 Total Grounds Maintenance	 \$297,176	 \$72,294	 \$58,290	 \$14,004
 TOTAL EXPENDITURES	 \$413,784	 \$115,339	 \$96,453	 \$18,886
 EXCESS REVENUES (EXPENDITURES)	 \$0		 \$236,626	
 FUND BALANCE - Beginning	 \$0		 \$50,083	
 FUND BALANCE - Ending	 \$0		 \$286,709	

Month By Month Income Statement

Fiscal Year 2023

Excess Revenues (Expenditures)

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

Adopted Budget	Prorated 12/31/22	Actual 12/31/22	Variance
-------------------	----------------------	--------------------	----------

REVENUES:

Assessments - Direct Bill	\$169,913	\$0	\$0	\$0
Interest Income	\$100	\$100	\$2,718	\$2,618
Prepayment	\$0	\$0	\$326,777	\$326,777

TOTAL REVENUES	\$170,013	\$100	\$329,495	\$329,395
-----------------------	------------------	--------------	------------------	------------------

EXPENDITURES:

Series 2018

Interest Expense - 11/1	\$88,406	\$88,406	\$88,406	\$0
Principal Expense - 11/1 (Prepayment)	\$240,000	\$240,000	\$305,000	(\$65,000)
Interest Expense - 5/1	\$81,506	\$0	\$0	\$0

TOTAL EXPENDITURES	\$409,913	\$328,406	\$393,406	(\$65,000)
---------------------------	------------------	------------------	------------------	-------------------

OTHER SOURCES/(USES)

Transfer In/(Out)	\$0	\$0	(\$2,946)	(\$2,946)
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TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$2,946)	(\$2,946)
-------------------------------------	------------	------------	------------------	------------------

EXCESS REVENUES (EXPENDITURES)	(\$239,900)	(\$66,857)		
---------------------------------------	--------------------	-------------------	--	--

FUND BALANCE - Beginning	\$328,406	\$752,637		
--------------------------	-----------	-----------	--	--

FUND BALANCE - Ending	<u>\$88,506</u>	<u>\$685,780</u>		
-----------------------	-----------------	------------------	--	--

Reserve	\$358,225
Revenue	\$3,566
Prepayment	\$323,989
	<u>\$685,780</u>

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

Proposed Budget	Prorated 12/31/22	Actual 12/31/22	Variance
--------------------	----------------------	--------------------	----------

REVENUES:

Assessment - Tax Roll	\$357,926	\$337,048	\$337,048	\$0
Assessment - Direct	\$163,701	\$81,851	\$81,851	\$0
Interest Income	\$100	\$100	\$1,416	\$1,316

TOTAL REVENUES	\$521,727	\$418,998	\$420,314	\$1,316
-----------------------	------------------	------------------	------------------	----------------

EXPENDITURES:

Series 2019A

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

TOTAL EXPENDITURES	\$520,230	\$192,615	\$192,615	\$0
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EXCESS REVENUES (EXPENDITURES)	\$1,497	\$227,699		
--------------------------------	----------------	------------------	--	--

FUND BALANCE - Beginning	\$211,901	\$395,306		
--------------------------	-----------	-----------	--	--

FUND BALANCE - Ending	<u>\$213,398</u>	<u>\$623,005</u>		
-----------------------	------------------	------------------	--	--

Reserve	\$184,084
Revenue	\$357,070
Due from General Fund	\$81,851
	<u>\$623,005</u>

WILFORD PRESERVE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For the Period ending December 31, 2022

	Series 2018B	Series 2019A
<u>REVENUES:</u>		
Interest Income	\$5	\$8,333
TOTAL REVENUES	\$5	\$8,333
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$5,753
TOTAL EXPENDITURES	\$0	\$5,753
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$2,946	\$0
TOTAL OTHER SOURCES/(USES)	\$2,946	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,951	\$2,580
FUND BALANCE - Beginning	\$698	\$1,411,807
FUND BALANCE - Ending	\$3,649	\$1,414,387

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)
Less: November 1, 2022		(\$305,000)
CURRENT BONDS OUTSTANDING		\$2,770,000

SERIES 2019A, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	4.6% - 5.2%	
MATURITY DATE:	11/1/2049	
RESERVE FUND DEFINITION	35% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$183,045	
RESERVE FUND BALANCE	\$183,149	
BONDS OUTSTANDING - 11/1/19		\$7,985,000
Less: May 1, 2020		(\$120,000)
Less: November 1, 2020		(\$20,000)
Less: May 1, 2021		(\$125,000)
Less: May 1, 2022		(\$130,000)
CURRENT BONDS OUTSTANDING		\$7,590,000

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2019A DEBT ASMT (1)	FY23 O&M ASMT (1)	TOTAL ASSESSED
DFC WILFORD LLC	104	163,701.31	128,319.53	292,020.85
NET DIRECT INVOICE	104	163,701.31	128,319.53	292,020.85
NET ASSESSMENTS TAX ROLL	307	357,920.42	285,463.34	643,383.75
TOTAL NET ASSESSMENTS	411	521,621.73	413,782.87	935,404.60

RECEIVED	BALANCE DUE	SERIES 2019A DEBT PAID	O&M PAID	TOTAL PAID
DFC WILFORD LLC	146,010.42	81,850.66	64,159.77	146,010.43
TOTAL DUE / RECEIVED DIRECT	146,010.42	81,850.66	64,159.77	146,010.43
TAX ROLL DUE / RECEIVED	37,520.07	337,047.65	268,816.03	605,863.68
TOTAL DUE / RECEIVED	183,530.49	418,898.31	332,975.80	751,874.11

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2019A DEBT RECEIPTS	O&M RECEIPTS
1	11/9/2022	947.27	526.98	420.29
2	11/16/2022	-	-	-
3	11/28/2022	50,873.74	28,301.54	22,572.20
4	12/12/2022	503,478.27	280,089.68	223,388.59
5	12/19/2022	50,564.40	28,129.45	22,434.95
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		605,863.68	337,047.65	268,816.03

(1)Series 2019A Debt and O&M due 50% 10/1/22, 25% due 2/1/23, and 25% due 5/1/23

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

B.

WILFORD PRESERVE
Community Development District

Check Register Summary- General Fund

11/1/22 - 12/31/22

Check Date	Check #'s	Total Amount
11/3/22	332-334	\$1,635.00
11/9/22	335	\$777.89
12/8/22	336-340	\$11,183.05
12/8/22	341	\$4,131.30
Total		\$17,727.24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00006	10/03/22 87267	202210 310-51300-54000		*	175.00	
		FY23 SPECIAL DISTRICT FEE		DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000332
11/03/22	00021	10/31/22 3126905	202209 310-51300-31500		*	1,210.00	
		SEP GENERAL COUNSEL		KUTAK ROCK LLP			1,210.00 000333
11/03/22	00012	10/25/22 6709603	202208 310-51300-32300		*	250.00	
		SE2018B EXTRAORDINARY SRV		U.S. BANK			250.00 000334
11/09/22	00015	11/03/22 PSI-2348	202211 330-57200-46000		*	777.89	
		NOV LAKE MAINTENANCE		SOLITUDE LAKE MANAGEMENT			777.89 000335
12/08/22	00001	11/18/22 91	202211 320-57200-45000		*	193.96	
		MAINTENANCE SUPPLIES		GOVERNMENTAL MANAGEMENT SERVICES			193.96 000336
12/08/22	00010	12/01/22 23360	202212 310-51300-32100		*	600.00	
		ARBITRAGE SE 2019 FYE 22		GRAU & ASSOCIATES			600.00 000337
12/08/22	00023	11/16/22 71770731	202211 320-57200-45000		*	125.83	
		JANITORIAL SUPPLIES		HOME DEPOT PRO			125.83 000338
12/08/22	00023	11/23/22 71886919	202211 320-57200-45500		*	159.51	
		JANITORIAL SUPPLIES		HOME DEPOT PRO			159.51 000339
12/08/22	00021	11/30/22 3141734	202210 310-51300-31500		*	3,052.00	
		OCT GENERAL COUNSEL		KUTAK ROCK LLP			3,052.00 000340
12/08/22	00001	11/01/22 87	202211 310-51300-34000		*	4,095.00	
		NOV MANAGEMENT FEES			*	62.50	
		11/01/22 87	202211 310-51300-35200		*	104.17	
		NOV WEBSITE ADMIN			*	583.33	
		11/01/22 87	202211 310-51300-35100		*	.42	
		NOV INFORM TECHNOLOGY			*		
		11/01/22 87	202211 310-51300-31300		*		
		NOV DISSEMINATION SERVICE			*		
		11/01/22 87	202211 310-51300-51000		*		
		OFFICE SUPLIES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/22 87	202211 310-51300-42000		*	16.98	
		POSTAGE					
		11/01/22 87	202211 310-51300-42500		*	62.25	
		COPLIES					
		11/01/22 87	202211 310-51300-41000		*	50.06	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES							4,974.71 000341
12/08/22 00001		11/01/22 88	202211 330-57200-41000		*	3,750.00	
		NOV CONTRACT ADMIN					
		11/01/22 88	202211 320-57200-45500		*	791.67	
		NOV JANITORIAL					
		11/01/22 88	202211 320-57200-46500		*	1,666.67	
		NOV POOL MAINTENANCE					
GOVERNMENTAL MANAGEMENT SERVICES							6,208.34 000342
TOTAL FOR BANK A						17,727.24	
TOTAL FOR REGISTER						17,727.24	

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87267			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Wilford Preserve Community Development District
Mr. Wesley Haber
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

2. Telephone: (850) 692-7300
3. Fax: (850) 692-7319
4. Email: Wesley.Haber@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.wilfordpreserveccd.com
8. County(ies): Clay
9. Function(s): Community Development
10. Boundary Map on File: 03/24/2017
11. Creation Document on File: 03/24/2017
12. Date Established: 03/03/2017
13. Creation Method: Local Ordinance
14. Local Governing Authority: Clay County
15. Creation Document(s): County Ordinance 2017-9
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 03/07/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Wesley Haber Date 10.31.2022

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

1.310.57300.54000
QA

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 3, 2022
Subject: Fiscal Year 2022-2023 Annual State Fee and Update Requirements
Postmarked or Online Payment Due Date is December 2, 2022

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2022-2023 Annual Special District Fee Invoice and Update* document (enclosure). The state fee is \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be postmarked or paid online by **December 2, 2022**.

Special districts now have the option of paying the state fee by electronic check (Automated Clearing House Transfer), which allows a special district to transfer funds directly from its checking account to the Department of Economic Opportunity (DEO). As in the past, special districts may continue to pay the state fee using a Visa or MasterCard. All special districts are encouraged to pay the state fee online by visiting www.FloridaJobs.org/SpecialDistrictFee and following the instructions.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by DEO, and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, visit www.FloridaJobs.org/SDAP.

The Purpose of Reviewing the Special District's Profile on the Enclosure

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. It is important for each special district's registered agent to annually review the information in the enclosure, make any needed corrections or updates directly on the enclosure, and return it to DEO.

Reminders

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts should already have an official website. If the special district is required to have an official website and its web address is not listed in the enclosure, the special district must provide it. The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) provides detailed information about the website requirement along with general operating requirements. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Complying with the Annual State Fee and Update Requirements

Complete the following in time for the state fee to be postmarked or paid online by December 2, 2022.

STEP 1: Review the special district's profile (enclosed):

- ☐ Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- ☐ Complete any missing information.
- ☐ Email or mail to DEO a boundary map and / or creation document, if not on file (see addresses below).
- ☐ Sign and date where indicated.
- ☐ Make a copy for your records.

STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee and submit the following:

- **Paying online with a Visa or MasterCard or by electronic check:**
 - ☐ Visit www.FloridaJobs.org/SpecialDistrictFee and follow the instructions – it's fast, free, and convenient.
 - ☐ Write "Paid Online" on the enclosure and email it or mail it to DEO (see addresses below).
- **Paying by check:**
 - ☐ Prepare a check payable to the **Florida Department of Economic Opportunity**.
 - ☐ Enter the invoice number in the memo field.
 - ☐ Mail the check and the completed enclosure to the address below, ensuring the post-mark date is on or before December 2, 2022.
 - ☐ If it is not possible to include the check with the enclosure, write on the enclosure "check being mailed separately" and email or mail the enclosure to DEO (see addresses below).
- **Qualifying for the zero fee (only if the special district meets all three statements in the Zero Annual Fee Certification Section):**
 - ☐ Certify eligibility by initialing **each** statement.
 - ☐ Email or mail the completed enclosure to DEO (see addresses below).

Mailing Address:

Florida Department of Economic Opportunity
Bureau of Budget Management
107 East Madison Street, MSC-120
Tallahassee, FL 32399-4124

Website address for paying online, downloading a duplicate enclosure and / or DEO's W-9 Form:

www.FloridaJobs.org/SpecialDistrictFee

Questions:

Contact Jack Gaskins at SpecialDistricts@DEO.MyFlorida.com or 850-717-8430.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

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001796080202



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. 3126905

Client Matter No. 23023-1

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

Invoice No. 3126905
23023-1

Re: General Counsel

For Professional Legal Services Rendered

09/07/22	W. Haber	0.80	264.00	Review budget documents; confer with Giles and Cowling regarding O&M assessments
09/12/22	W. Haber	0.60	198.00	Prepare for Board meeting; confer with Giles and Cowling regarding same
09/13/22	W. Haber	1.70	561.00	Prepare for and participate in Board meeting
09/13/22	K. Jusevitch	0.20	29.00	Record license agreement in public records
09/15/22	K. Jusevitch	0.20	29.00	Correspond with district manager regarding recorded license agreement
TOTAL HOURS		3.50		

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

KUTAK ROCK LLP

Wilford Preserve CDD
October 31, 2022
Client Matter No. 23023-1
Invoice No. 3126905
Page 2

TOTAL FOR SERVICES RENDERED \$1,081.00

DISBURSEMENTS

Filing and Court Fees	54.00	
Miscellaneous	75.00	
		VENDOR: RESEARCH
		EXPRESS TITLE LLC;
		INVOICE#: 150509; DATE:
		9/26/2022 - Title Search

TOTAL DISBURSEMENTS 129.00

TOTAL CURRENT AMOUNT DUE \$1,210.00

UNPAID INVOICES:

July 31, 2022	Invoice No. 3083152	1,039.00
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TOTAL DUE \$2,249.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 6709603
Invoice Date: 10/25/2022

WILFORD PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018B

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
19189 Optional Redemptions	250.00	1.00		\$250.00
Subtotal Extraordinary Services - In Arrears 08/01/2022 - 10/17/2022				\$250.00
TOTAL AMOUNT DUE				\$250.00

12A
1. 310.57 300.3230





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number: 6709603
Invoice Date: 10/25/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

WILFORD PRESERVE COMMUNITY DEV DIST
ATTN DISTRICT MANAGER
475 W TOWN PLACE STE 114
ST AUGUSTINE FL 32092

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$250.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

WILFORD PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018B

Invoice Number:	6709603
Current Due:	\$250.00
Direct Inquiries To:	SCOTT SCHUHLE
Phone:	954-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





INVOICE

Page: 1

Invoice Number: PS23482
Invoice Date: 11/3/2022

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 11/3/2022
Due Date 12/3/2022
Terms Net 30

Customer ID 10842
P.O. Number
P.O. Date 11/3/2022
Our Order No.
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2022 - 11/30/2022 Wilford Pres LAKE ALL		1	1	777.89	777.89

RECEIVED NOV 04 2022

15

1.330.572.460

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

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

Invoice

Invoice #: 91
Invoice Date: 11/18/22
Due Date: 11/18/22
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		193.96	193.96
Gen. Facility Maint. \$69.90 1.320.57200.45000	1		
Pool Maint. \$124.06 1.320.57200.46500			
1			
<div>RECEIVED By Oksana Kuzmuk at 12:01 pm, Nov 22, 2022</div>			
<div>RECEIVED DEC 07 2022 BY: _____</div>			
<div> 11-22-22</div>			

Total \$193.96

Payments/Credits \$0.00

Balance Due \$193.96

Period Ending 11/05/22

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
WP				
WILFORD PRESERVE				
	9/28/22	1/8" Rubber Insulation Tape (2)	36.75	J.S.
	10/27/22	2" PVC Male Adapter	3.00	J.S.
	10/27/22	2" PVC Coupling	2.43	J.S.
	10/27/22	1/2 PTFE Tape	1.13	J.S.
	10/27/22	PVC Primer and Glue	15.25	J.S.
	10/27/22	2"x2' PVC Pipe	11.34	J.S.
	11/3/22	Muriatic Acid (6)	124.06	J.S.
		TOTAL	\$193.96	

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. 23360
Date 12/01/2022

SERVICE	AMOUNT
---------	--------

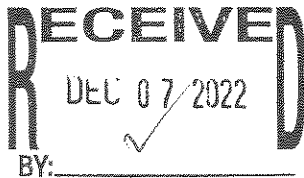
Project: Arbitrage - Series 2019A FYE 10/31/22
Arbitrage Services

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00



10 1310 513.321.1

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.



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	11/16/2022
INVOICE NUMBER	717707319
ACCOUNT NUMBER	1762094
ORDER NO.	47336028

FOR INQUIRIES CALL: (866) 412-6726
FAX: (877) 712-6726
www.HomeDepotPro.com/Institutional
customercare@supplyworks.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

1077 1 MB 0.515 E0153X 10268 D9937431021 S2 P9374643 0001:0001



WILFORD PRESERVE COMM DEVELOP
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
AMS1762094	HDG LTW XXH

SHIPPED TO:

WILFORD PRESERVE COMM DEVELOP
2740 FIRETHORN
ORANGE PARK FL 32073

ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA			TERMS		CASH DISCOUNT AMT			
47336028						JAX89			NET 30 DAYS		0.00			
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
1	GPT16880		1	ANGEL SOFT PS BATHROOM TISSUE 2PLY		1	1	0	CA		107.93	107.93		*
HANDLING 17.90														
\$7.95 Handling Charge														
\$9.95 Minimum Order Charge														
Delivery information for this invoice may be found at: www.HomeDepotPro.com/Institutional														
<div>RECEIVED NOV 28 2022 BY: _____</div> <div>RECEIVED DEC 07 2022 ✓ BY: _____</div> <div>23 1320 572 1145</div>														
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES				INVOICE TOTAL		
107.93				0.00				17.90				125.83		

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762094	717707319	11/16/2022	125.83
			NET DUE DATE 12/16/22
NET AMOUNT PAID			

SOLD TO:

WILFORD PRESERVE COMM DEVELOP
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

THE HOME DEPOT PRO
PO Box 404468
Atlanta GA 30384-4468



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	11/23/2022
INVOICE NUMBER	718869191
ACCOUNT NUMBER	1762094
ORDER NO.	47447121

FOR INQUIRIES CALL: (866) 412-6726
FAX: (877) 712-6728
www.HomeDepotPro.com/Institutional
customercare@supplyworks.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

359 1 MB 0.615 E0343X 10444 D9962356697 S2 P9382767 0001:0001



WILFORD PRESERVE COMM DEVELOP
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
AMS1762094	HDG LTW XXH

SHIPPED TO:

WILFORD PRESERVE COMM DEVELOP
2740 FIRETHORN
ORANGE PARK FL 32073

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS		CASH DISCOUNT AMT		
47447121			JAX89				NET 30 DAYS		0.00		
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX CODE
1	760827	8	POOP POUCH TRASH BAGS BLK - 27.5X29	3	3	0	RL		50.52	151.56	
<div><div><div>RECEIVED</div><div>DEC 07 2022</div><div>BY: <u>135 572 455</u></div></div><div><div>23</div><div>RECEIVED</div><div>DEC 02 2022</div><div>BY: _____</div></div></div> <p>\$7.95 Handling Charge Delivery Information for this invoice may be found at: www.HomeDepotPro.com/institutional</p>											
NET MERCHANDISE TOTAL			TAX TOTAL		SPECIAL CHARGES			INVOICE TOTAL			
151.56			0.00		7.95			159.51			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

REMIT THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762094	718869191	11/23/2022	159.51
			NET DUE DATE 12/23/22
NET AMOUNT PAID			

SOLD TO:

WILFORD PRESERVE COMM DEVELOP
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

THE HOME DEPOT PRO
PO Box 404468
Atlanta GA 30384-4468

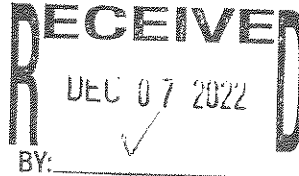
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 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. 3141734

Client Matter No. 23023-1

RECEIVED NOV 30 2022

Mr. James Perry

Wilford Preserve CDD

Governmental Management Services

Suite 114

475 West Town Place

St. Augustine, FL 32092

001.300.513.315

2-1
1310 51300 315.11
Oct GENERAL COUNCIL

Invoice No. 3141734

23023-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/22	K. Jusevitch	1.80	261.00	Property due diligence research; confer with Haber
10/03/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding investment resolution
10/04/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding property due diligence research
10/05/22	W. Haber	0.50	165.00	Review real property records and confer with Cowling regarding same
10/06/22	W. Haber	0.50	165.00	Prepare for and participate in conference call regarding real property conveyances; begin preparation of deed
10/12/22	W. Haber	0.30	99.00	Review audit engagement letter and confer with Hogge regarding same
10/12/22	K. Jusevitch	2.00	290.00	Review auditor engagement letter and confer with Haber
10/18/22	W. Haber	0.20	66.00	Review election documents and confer with Sigmon regarding same
10/20/22	W. Haber	0.70	231.00	Prepare for and participate in Board

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

KUTAK ROCK LLP

Wilford Preserve CDD
November 30, 2022
Client Matter No. 23023-1
Invoice No. 3141734
Page 2

10/24/22	W. Haber	0.20	66.00	meeting; review real property and amenity center conveyance status
10/25/22	K. Jusevitch	0.20	29.00	Review license agreement and confer with Giles regarding same
10/27/22	K. Jusevitch	0.30	43.50	Review annual invoice from DEO
10/28/22	W. Haber	0.80	264.00	Confer with Haber; update property due diligence
10/28/22	K. Jusevitch	1.90	275.50	Review real property records; review and revise deed and confer with Cowling and Sigmon regarding same

TOTAL HOURS 9.80

TOTAL FOR SERVICES RENDERED \$2,013.00

TOTAL CURRENT AMOUNT DUE \$2,013.00

UNPAID INVOICES:

July 31, 2022 Invoice No. 3083152 1,039.00

TOTAL DUE \$3,052.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 87**Invoice Date:** 11/1/22**Due Date:** 11/1/22**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 - November 2022		4,095.00	4,095.00
Website Administration - November 2022		62.50	62.50
Information Technology - November 2022		104.17	104.17
Dissemination Agent Services - November 2022		583.33	583.33
Office Supplies		0.42	0.42
Postage		16.98	16.98
Copies		62.25	62.25
Telephone		50.06	50.06
Total			\$4,974.71
Payments/Credits			\$0.00
Balance Due			\$4,974.71

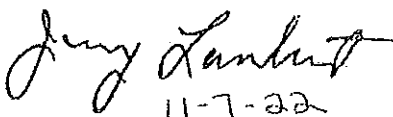
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 88
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - November 2022		3,750.00	3,750.00
Janitorial - November 2022		791.67	791.67
Pool Maintenance - November 2022		1,666.67	1,666.67
 11-7-22			

Total \$6,208.34

Payments/Credits \$0.00

Balance Due \$6,208.34