

WILFORD PRESERVE
Community Development District

OCTOBER 17, 2023

AGENDA

**Wilford Preserve
Community Development District**

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

October 10, 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 **Tuesday, October 17, 2023 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. Public Hearing for the Purpose of Levying Special Assessments; Consideration of Resolution 2024-01
- IV. Approval of the Minutes of the September 21, 2023 Board of Supervisors Meeting
- V. Consideration of Requests to Install Fencing Within Easements
 - A. 665 Sycamore
 - B. 3012 Water Elm
 - C. 619 Sycamore
 - D. 2982 Firethorn
- VI. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2023 Audit
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Nos. 182-184 (Series 2019A)
 - C. District Manager

- D. Amenity / Operations Manager – Monthly Operations Report (to be provided under separate cover)

VIII. Financial Reports

- A. Financial Statements as of September 30, 2023
- B. Check Register

IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meeting – Tuesday, November 21, 2023 at 1:30 p.m. at the Plantation Oaks Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2024-01

[170.08 RESOLUTION LEVYING ASSESSMENTS – BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Wilford Preserve Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements for property within the District known as Phase 4 (“**Boundary Amendment Parcel**”) and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the Boundary Amendment Parcel; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure improvements (the “**Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the project for the Boundary Amendment Parcel (the “**Project**”), the nature and location of which was initially described in Resolution 2023-16 and more particularly described in the its *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023 (the “**Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Project’s plans and specifications are on file at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District Manager’s Offices**”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2023-16, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2023-16 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2023-16, said Resolution 2023-16 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication

is on file with the Secretary of the District.

(i) As directed by Resolution 2023-16, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-17, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel so improved and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On November 17, 2023, at the time and place specified in Resolution 2023-17 and the notices referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Supplemental Special Assessment Methodology Report for Assessment Area IV*, dated August 17, 2023 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The

District authorizes its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the special benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2023-16, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment

roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project as further provided in section 170.09, *Florida Statutes*, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time, if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be

due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Clay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, site planned, sold in bulk to third parties, subjected to a declaration of condominium, or otherwise subdivided into platted units (all such processes shall be referred to in this Section 8 as ‘plats,’ ‘platted,’ and/or ‘platting’), the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review and approval. The District Manager shall cause the Assessments securing each series of Bonds issued to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. No further action by the Board of Supervisors shall be required. The District’s review and approval shall be limited solely to this function and the enforcement of the lien established by this Resolution. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the Developer intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners' association that is exempt from special assessments under Florida law shall not be subject to the Assessments. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record

a general Notice of Assessments in the Official Records of Clay County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 17th DAY OF OCTOBER 2023.

**WILFORD PRESERVE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Supplemental Engineering Report for Wilford Preserve Phase IV, dated August 9, 2023*

Exhibit B: *Supplemental Special Assessment Methodology Report for Assessment Area IV, dated August 17, 2023*

EXHIBIT A

**Supplemental
ENGINEERING REPORT
For
Wilford Preserve Phase IV**

**Wilford Preserve
Clay County, Florida**

***PREPARED FOR:
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092***

Submitted By:



***Taylor & White, Inc.
9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257***

August 9, 2023

ENGINEER OF RECORD SIGNATURE PAGE

Project Name: **Wilford Preserve Community Development District**
Project Location:
Project City / State: **Clay County, Florida**
Computer Programs used for this report: **Microsoft Word and Excel**
T&W Job No. **16050**

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X	Table 2 – Schedule of Development Permits



Portion of pages or sections of this
report signed and sealed by Engineer

Sections I-X



Notes:

1. This report is prepared for the Wilford Preserve Community Development District is not intended for any other purpose, agency or third pa use.

INTRODUCTION

This is the Supplemental Engineering Report for Wilford Preserve Phase IV (the “Phase IV Report”), which supplements the Engineering Report prepared by Taylor & White, Inc. for the Wilford Preserve Community Development District dated February 23, 2018, the Supplemental Engineering Report dated June 20, 2018, the Amended and Restated Second Supplemental Engineering Report, dated July 18, 2019, and the Second Amended and Restated Second Supplemental Engineering Report dated August 15, 2019 (collectively the “Engineer’s Report”).

PROJECT BACKGROUND

The Wilford Preserve Community Development District (the “District”) has amended its boundaries to include Wilford Preserve Phase IV (Wilford IV), an 86.55 acres property immediately to the south of the prior District boundary (Exhibit 2). The access from the prior District boundary to Wilford IV is via Cheswick Oak Avenue and a pedestrian bridge across the existing creek. Wilford IV is located at the end of Cheswick Oak Avenue, approximately 1.8 miles south of Argyle Forest Boulevard. Exhibit 1 represents a Location Map for the District.

In order to serve the residents of the District, the District either has or plans to design, permit, finance, acquire and / or construct, operate, and maintain all or part of certain transportation, drainage, utility infrastructure, recreational facilities, security facilities, and landscaping within and adjacent to the District (the Capital Improvement Plan or “CIP”). The CIP is described in more detail in Engineer’s Report. The purpose of this Phase IV Report is to provide a description of the portion of the CIP improvements and provide the funding associated with the construction expenses that will be required for Wilford IV only (the “Wilford IV Project”). The Wilford IV Project may be subject to modification in the future. The implementation of any improvement outlined within the Wilford IV Project requires final approval by the District's Board of Supervisors. Improvements contemplated in the Engineer’s Report encompass requirements set forth in the Clay County land development code.

GOVERNMENTAL ACTIONS

The Clay County Board of County Commissioners approved the District on February 28, 2017 and the addition of Wilford IV pursuant to Ordinance 2023-22 adopted on July 11, 2023 and effective July 21, 2023 . All applicable zoning, vesting, and concurrency approvals are in place. The Clay County Utility Authority (CCUA) has issued the water and sewer construction plan approval and permits for the water, reuse and sewer plans to serve the added community. Table 2 is a list of all the development permits applied for and permit numbers.

PHASING

The District consists of Phase I thru III and Wilford IV with construction of all CIP improvements within Phases I thru III completed and Wilford IV is currently under construction. The table below outlines the lot numbers and sizes for all three District phases and Wilford IV (Phase IV):

	50' Lots	60' Lots	TOTAL
Phase I	109	24	133
Phase II	138	38	174
Phase III	112	26	138
Phase IV	128	20	148
	485	108	593

Phase I included the Master Sanitary Sewer Pump Station, and Main Entrance from White Heron Lane.

Phase II included the Amenity Center and Cheswick Oak Avenue.

Phase III included construction in two (2) sub-phases – 3A with 92 lots and 3B with 46 lots.

Phase IV will include the 148 lots and Pump Station.

WILFORD PRESERVE PHASE IV INFRASTRUCTURE IMPROVEMENTS

Wilford IV is located in the southern portion of the District and it connects to and extends Cheswick Oaks Ave. to its entrance. This portion of the project consists of 148 single family residential units with associated, Master Roadway System, Master Utility System, storm water management facilities, neighborhood parks and a lift station parcel, as shown on Exhibit 3.

The District presently intends to finance, construct, and acquire certain improvements for this the Wilford IV Project within and adjacent to the District boundaries. The Proposed Funding, Construction, Maintenance and Final Ownership Plan is found in Table 1. The costs associated with the CIP improvements is found in Exhibit 4.

WILFORD PRESERVE PHASE IV DISTRICT FUNDING IMPROVEMENTS

The following items listed below are required for the Wilford Preserve Phase IV Neighborhood Infrastructure construction.

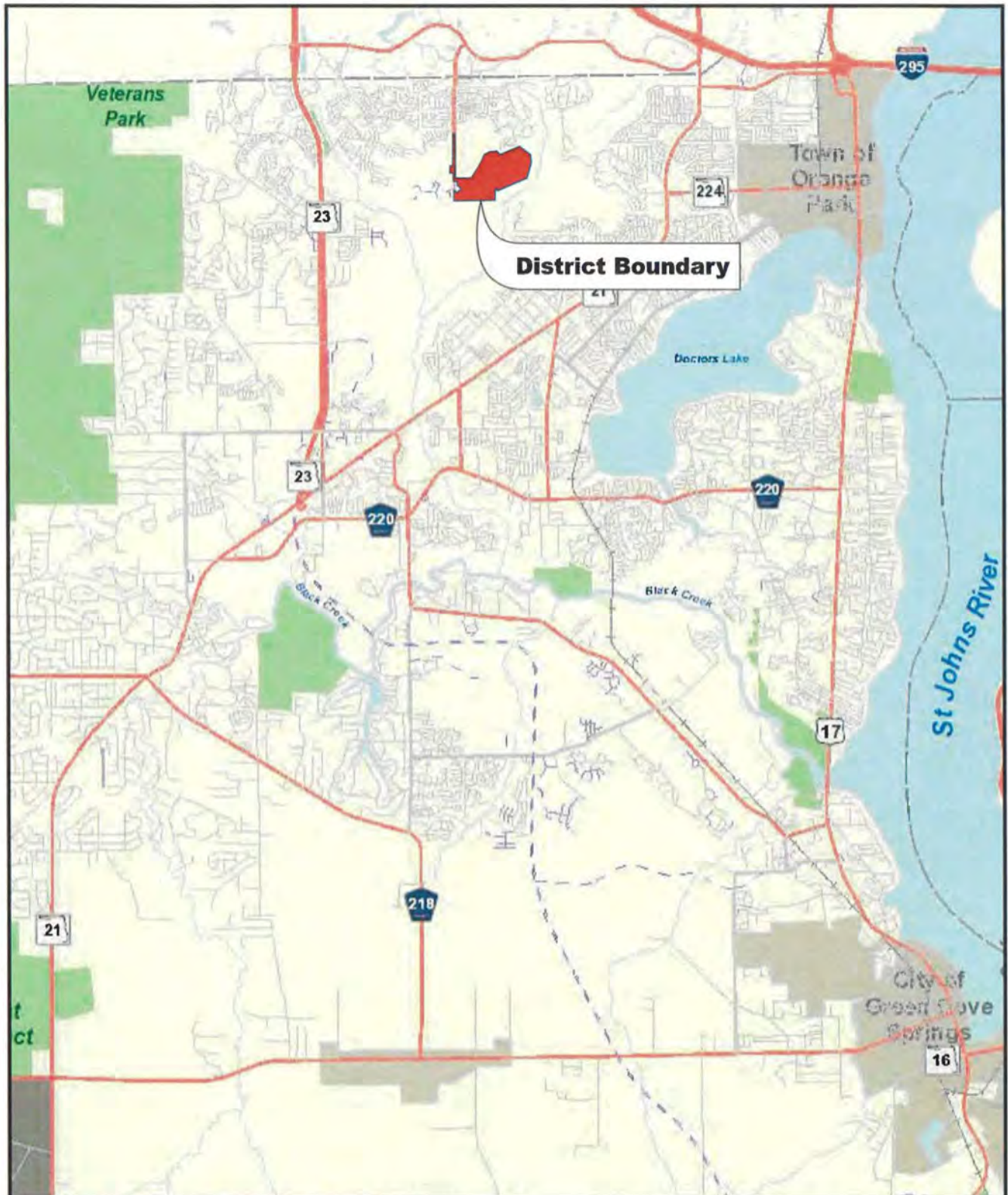
- Local roadways for the Neighborhood Infrastructure.
- Neighborhood Storm water management facilities (SMFs) and drainage collection system, clearing, grubbing and earthwork.
- Neighborhood utilities (water, sewer and reuse).
- Neighborhood Parks and Recreation.
- Neighborhood landscaping, fencing and street trees.
- Each item includes design and permit fees as required to design, construct and permit the Neighborhood infrastructure for this Phase.

**BASIS OF DISTRICT FUNDING AND DEVELOPER
FUNDING
FOR WILFORD PRESERVE PHASE IV**

The following is the basis for the infrastructure costs:

The funding amounts for Master Roadways, Master Utility System, and Master Storm Water System were obtained from the Pay Application from Baker Constructors, Inc. #11 dated July 31, 2023. Baker Constructors, Inc. was the approved Contractor by the Developer upon completion of the Bid process.

- The engineering fees, geotechnical engineering and environmental services are not included in this report.
- Master Entry Features, Landscaping and Buffering based on an allowance supplied by the Developer.
- Recreation Areas are based on an allowance supplied by the Developer.
- C.E.I. costs obtained from requirements by Clay County to engage ETM on behalf of the County for inspection services are not included in this report.



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EXHIBIT 1 LOCATION MAP

Wilford Preserve CDD



Job: 19200
Date: 02/02/03

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**Original Wilford
Preserve CDD Boundary**

**Wilford Preserve
CDD Expansion**



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EXHIBIT 2
EXPANSION PARCEL
Wilford Preserve CDD



Job: 19200
Date: 02/02/03

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DATE	11/11/2011
BY	W. WHITE
CHECKED BY	W. WHITE
SCALE	AS SHOWN
PROJECT	WILFORD PRESERVE
SHEET	3



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Wilford Preserve
Phase IV

Site Plan



EXHIBIT 3

- 60' Wetlands Line
- 10' Wetlands Line

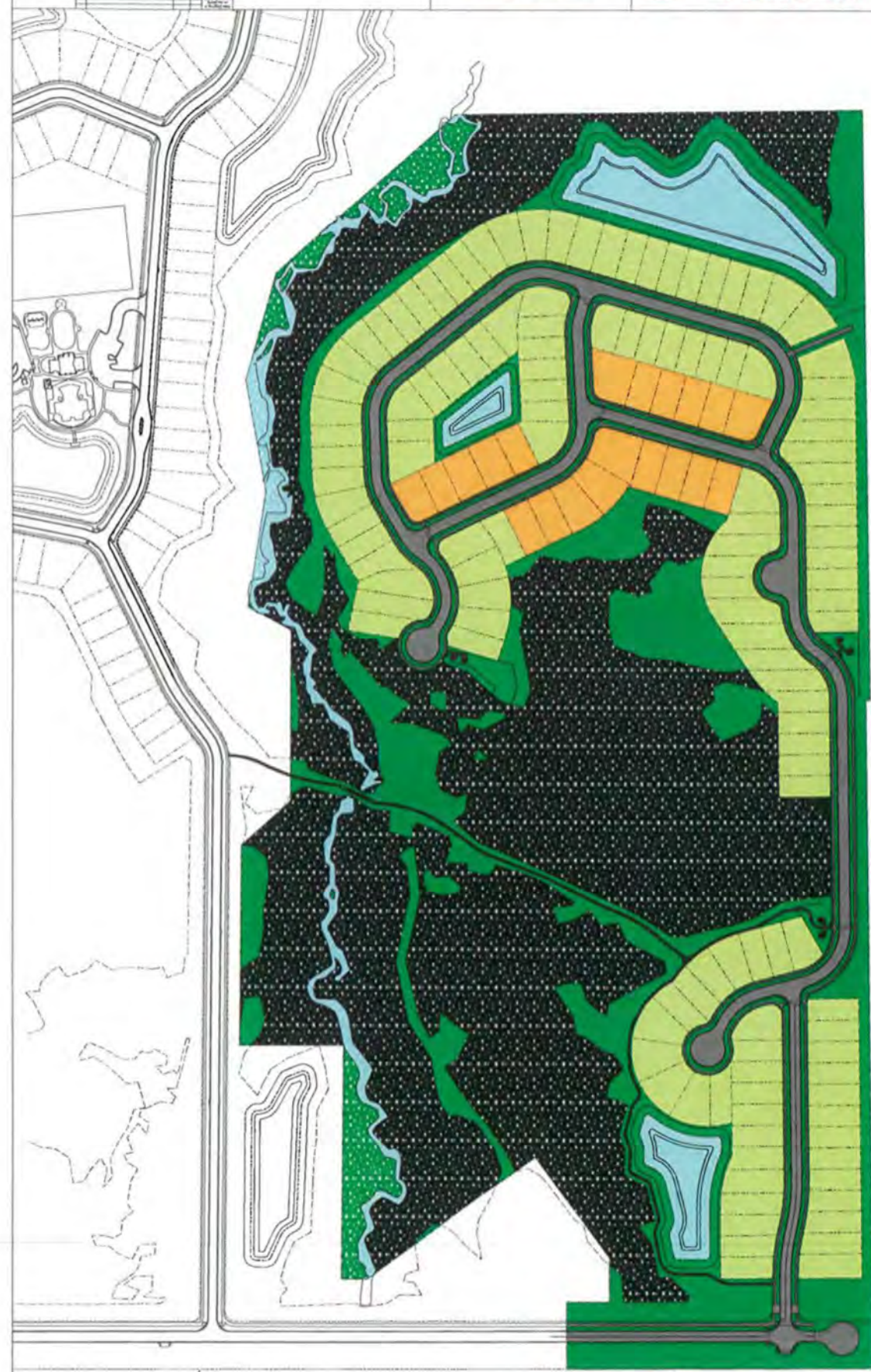


Exhibit 4
Wilford Preserve Community Development District
Summary of Statutory Items
Expansion Project Costs

Description	Total
1. Stormwater Management System	\$1,453,660
2. Wastewater Collection System	\$1,443,425
3. Potable Water and Reuse Distribution System	\$1,557,105
4. Roadways and Sidewalks	\$1,817,465
5. Recreation Areas	\$222,600
6. Hardscape, Entry Features, Landscape and Buffering	\$100,000
7. Cheswick Oak Ave. Extension	\$1,417,370
Total	\$8,011,625



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Table 1
Wilford Preserve Community Development District
Expansion Parcel - Proposed Facilities

Facilities	Funded By	Owned By	Maintained By
Utilities (Water, Sewer, Reuse and Electric)	District	County	County
Roads, Ponds and Stormwater System	District	District	District
Neighborhood Parks	District	District	District
Cheswick Oak Ave Extension	District	County	County

Table 2
 Wilford Preserve Community Development District
 Wilford Preserve Phase IV
 Schedule of Development Permits

Wilford Preserve Phase IV Development Permits	Status
Clay County Engineering	APPROVAL LETTER DATED August 5, 2021
St. Johns River Water Management District (SJRWMD) Application Number 148657	ISSUED August 18, 2021 148657-3 Transferred Owners January 20, 2023 148657-9
Clay County Utility Authority Permit (CCUA) Application Number	CCUA Plan Acceptance Letter Dated August 10, 2021 CCUA Potable Water Permit DW2206-1057 CCUA Wastewater Permit PW1114-1056
Army Corps of Engineers Permit (ACOE) Application Number	SAJ-2005-06179.



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EXHIBIT B

Wilford Preserve Community Development District

Supplemental Special Assessment Methodology Report for Assessment Area IV

August 17, 2023

Prepared by

Governmental Management Services, LLC

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1.0

Introduction

1.1 Purpose

This report provides a methodology for allocating the proposed debt to be incurred by the Wilford Preserve Community Development District ("CDD" or "District") to properties in the single family residential section of the District referred to as Assessment Area IV ("Assessment Area IV") and for allocating the estimated par amount of bonds being issued by the District to fund such infrastructure improvements (the "2023 Project") described in the Supplemental Engineer's Report, dated August 2, 2023 (the "Engineer's Report"), and further supplements the adopted Master Special Assessment Methodology Report dated March 5, 2018. The proposed bonds will fund infrastructure improvements that will allow the development of the single-family residential property in Assessment Area IV. This methodology allocates the proposed debt to properties based upon the special benefits each receives from the 2023 Project. In this case the assessable property located within the District includes approximately 86.55 acres located in Clay County ("the County"), Florida within Assessment Area IV. Assessment Area IV was annexed into the District following the approval of the Clay County Board of Commissioners on July 11, 2023. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Assessment Methodology Report

This Assessment Methodology Report ("Report") presents the financing of the District's capital requirements necessary to provide the community infrastructure improvements for the single-family residential development located within Assessment Area IV as described in the Engineer's Report. This Report also describes the apportionment of benefits and special assessments resulting from the provision of the public improvements to the lands within Assessment Area IV.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's infrastructure program enables properties within its boundaries to be developed. Without the District's 2023 Project, there would be no infrastructure to support development of land within Assessment Area IV. Without these improvements, state law would prohibit development of property within Assessment Area IV.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of District infrastructure included in the 2023 Project. However, these are incidental to the District's 2023 Project for single family residential development, which is designed solely to provide special benefits peculiar to property within Assessment Area IV. Properties outside Assessment Area IV do not depend upon the 2023 Project for single family residential development as defined herein to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of Assessment Area IV. Even though the exact value of the benefits provided by the District's 2023 Project is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of this Report

Section Two describes the development program as proposed by the landowner of all lands within the District.

Section Three provides a summary of the Capital Improvement Program for the single-family development area within Assessment Area IV as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 Development Program for Wilford Preserve

2.1 Overview

The Wilford Preserve development is designed as a planned mixed-use community, located within Clay County, Florida. The proposed land use within the District is consistent with Clay County's Land Use and Comprehensive Plans.

2.2 The Development Program

The single-family residential development for Assessment Area IV as noted in **Table 1** will consist of approximately 148 single-family homes.

3.0 Assessment Area IV

3.1 Engineering Report

The single-family residential infrastructure costs to be funded by the Wilford Preserve CDD are determined by the District Engineer in the Engineer's Report. Only infrastructure that may

qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

3.2 The 2023 Project

The proposed 2023 Project to serve the Assessment Area IV consists of a stormwater management system, wastewater collection system, potable water and reuse distribution system, roadways and sidewalks, recreation areas, hardscape, entry features, landscaping and buffering, and an extension of Cheswick Oak Avenue.

At the time of this writing, the total costs of the 2023 Project for Assessment Area IV single-family residential development according to the Engineer's Report are projected at \$8,011,625. Included in **Table 2** are the estimated costs for the CIP in broad functional categories. It is anticipated the District will fund a portion of the projected costs and the balance will be funded by the Developer of Assessment Area IV pursuant to a completion agreement.

4.0 Financing Program for Assessment Area IV

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of additional single-family lands within Assessment Area IV. Construction of certain improvements of the 2023 Project will be funded by the Developer and acquired by the District under an agreement between the District and the Developer, and a portion will be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

The financing plan for the District in this report reflects the issuance of Special Assessment Bonds in the principal amount of \$2,630,000 to fund a portion of the 2023 Project, as shown in **Table 3**.

4.2 Types of Special Assessment Bonds Proposed

The Special Assessment Bonds project an issuance that will be repaid with thirty annual principal installments paid on May 1, beginning May 1, 2024 and maturing May 1, 2054, and with interest paid semiannually every May 1 and November 1.

As detailed in the current financing plan, in order to finance a portion of the 2023 Project, the District will need to incur indebtedness in the total amount of approximately \$2,630,000.

The difference between the Bond debt and the amounts that will be available to fund portions of the 2023 Project is comprised of costs of issuance including underwriter's discount and professional fees associated with debt issuance, capitalized interest, and a debt service reserve fund equal to one quarter of the maximum annual debt service.

A summary of the financing is presented in **Table 3** for the 2023 Project.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to construct a portion of the 2023 Project outlined in *Section 3.2*. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within Assessment Area IV of the District and general benefits accruing to areas outside of Assessment Area IV being only incidental in nature. The debt incurred in financing a portion of the 2023 Project will be repaid by assessing properties that derive special and peculiar benefits from the 2023 Project. All properties that receive special benefits from the 2023 Project will be assessed. The Assessment Methodology is a three-step process for assigning benefit and debt. The first step is the determination of the 2023 Project by the engineer related to

the 2023 Project costs for the Assessment Area IV. Second the amount of bonds required to finance the 2023 Project is determined. Third and finally the debt required to finance the 2023 Project will be allocated to the benefiting lands based upon a fair and reasonable estimate of benefit.

5.2 Assigning Debt

The current development plan for Assessment Area IV is for 148 single-family residential homes however, the planned unit numbers and land use types may change.

The 2023 Project to be funded, in part, by the District will include a stormwater management system, wastewater collection system, potable water and reuse distribution system, roadways and sidewalks, recreation areas, hardscape, entry features, landscaping and buffering, and an extension of Cheswick Oak Avenue. It has been determined that each residential lot will benefit from the 2023 Project on an equivalent residential unit (ERU) basis based on the average lot sizes planned within Assessment Area IV as outlined in **Table 4**. Table 4 identifies the 50' Lot as the base unit with an ERU factor of 1.0 and the 60' lot with an ERU factor of 1.2, based upon the average size of the 50' lot (60' divided by 50' equals 1.2 ERUs).

As the provision of the 2023 Project by the District will make the single-family residential lands in Assessment Area IV developable, the land will become more valuable to their owners. The increase in the value of the land provides the logical benefit of improvements that accrues to the developable parcels within Assessment Area IV of the District.

The debt incurred by the District to fund a portion of the 2023 Project is allocated to the properties receiving special benefits

on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within Assessment Area IV. For the purpose of determining the special benefit accruing to the single-family residential lands within Assessment Area IV, the proposed 2023 Project costs have been allocated to each land use on an ERU basis. Initially, the 2023 Project assessments will be levied on the 86.55 gross acres within Assessment Area IV because at that juncture, every acre benefits equally from the 2023 Project. As parcels are developed and platted/site plans approved the debt assessments will be assigned to each lot or development unit on an ERU basis. Specifically, each lot will be assigned debt assessments once it is certified as developed and platted and assigned a Clay County identifiable folio number.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within Assessment Area IV. The District's 2023 Project benefits properties within the Assessment Area IV and accrue to all assessable properties on an ERU basis. Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each improvement undertaken by the District are:

- a. Stormwater management improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Roadways and sidewalks, including the extension of Cheswick Oak Avenue, result in special and peculiar

benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.

- c. Wastewater collection, potable water, and reuse distribution systems result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Entry features including buffering, landscape and hardscape result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being precisely calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the 2023 Project is delineated in **Table 4** (expressed as Estimated Par Debt and Debt Service Allocation).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and or construction of the District's improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be lienied for the payment of any

non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation for Infrastructure improvements in **Table 4**, a Par Debt per Unit has been calculated for each development unit type. This amount represents the per unit debt allocation assuming all anticipated units are built and sold in the planned single-family development and the entire proposed CIP for Assessment Area IV is developed and/or acquired and financed by the District.

Included on **Table 5** is the legal description of the lands within the District's boundaries referred to as Assessment Area IV which has been assigned debt to the gross acreage within Assessment Area IV.

Table 6 is the Preliminary Assessment Roll for Assessment Area IV reflecting the projected debt to be allocated initially on an equal acreage basis to the 86.55 acres within Assessment Area IV.

5.5 True-Up Mechanism - Master Infrastructure

In order to assure that Assessment Area IV debt will not build up on the unsold acres, and to assure that the requirements that the non-ad valorem special assessments for the 2023 Project will be constitutionally lienable on the property will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the Assessment Area IV undivided property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the debt per acre remaining on the unplatted land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as

the total amount of debt for the District's 2023 Project for Assessment Area IV divided by the number of assessable acres in Assessment Area IV. In this case, it is \$2,630,000 divided by 86.55 acres equaling \$30,387 per acre. Thus, if the initial debt level is \$30,387 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$30,387 per acre. If not, then in order for the Developer to receive a plat or site plan approval from Clay County, the Developer agrees that the District will require a density reduction payment so that the \$30,387 per acre debt level is not exceeded

5.6 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, most likely at the time of platting, the District will refine its allocation of debt assessments from a per acre basis to a per unit basis as shown in **Table 4**.

5.7 Additional Information

Governmental Management Services- North Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS LLC registered to provide such services as described in Section 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS LLC does not provide the District with financial advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance, GMS LLC makes no representation regarding the information provided by others.

TABLE 1
Wilford Preserve CDD
Planned Development Program
Assessment Area IV

<u>Development Type :</u>	<u>Number of Planned Units</u>
Residential Single Family	148
Total	<u>148</u>

Prepared By
Governmental Management Services, LLC

TABLE 2
Wilford Preserve CDD
Assessment Area IV Infrastructure
Estimated Costs

<u>Infrastructure Improvements :</u>	<u>Total Cost Estimates</u>
Stormwater Management System	\$1,453,660
Wastewater Collection System	\$1,443,425
Potable Water and Reuse Distribution System	\$1,557,105
Roadways and Sidewalks	\$1,817,465
Recreation Areas	\$222,600
Hardscape, Entry Features, Landscape, and Buffering	\$100,000
Cheswick Oak Ave Extension	\$1,417,370
Total	<u><u>\$8,011,625</u></u>

Information provided by Taylor & Whites, Inc Capital Improvement
Plan Report dated August 2, 2023 .

Prepared By
Governmental Management Services, LLC

TABLE 3
Wilford Preserve CDD
Assessment Area IV
Financing Estimates Infrastructure

	Series 2023 Preliminary Bond Sizing
Construction / Acquisition Fund	\$2,169,878
Debt Service Reserve Fund (1)	\$85,875
Capitalized Interest (2)	\$134,422
Cost of Issuance (3)	\$239,825
Total Par	<u>\$2,630,000</u>

Principal Amortization Installments	30
Estimated Rate	5.00%
Estimated Par Amount	\$2,630,000
Estimated Maximum Annual Debt Service	\$171,750

- (1) The Series 2023 DSRF is based on 50% of maximum annual debt service
(2) Interest capitalized to 11/1/2024
(3) Includes Underwriter's Discount of 2%.

Prepared By
Governmental Management Services, LLC

TABLE 4
Willford Preserve CDD
Estimated Par Debt and Debt Service
Allocation

Development Type :	<u>Number of Planned Units</u>	<u>Lot Size</u>	<u>ERU Factor</u>	<u>Total ERUs</u>	<u>Improvement Costs by Product Type</u>	<u>Benefit Per Unit</u>	<u>Series 2023 Allocated Par Debt</u>	<u>Series 2023 Par Debt per Unit</u>	<u>Series 2023 Annual Net Assessment Allocated</u>	<u>Series 2023 Annual Gross Assessment Allocated (1)</u>	<u>Series 2023 Annual Net Assessment per Unit</u>	<u>Series 2023 Annual Gross Assessment per Unit (1)</u>
Residential Single Family - 50' Lot	128	50'	1.00	128	\$6,746,632	\$52,708.06	\$2,214,737	\$17,302.63	\$144,631.58	\$153,863.38	\$1,129.93	\$1,202.06
Residential Single Family - 60' Lot	20	60'	1.20	24	\$1,264,993	\$63,249.67	\$415,263	\$20,763.16	\$27,118.42	\$28,849.38	\$1,355.92	\$1,442.47
Total	<u><u>148</u></u>			<u><u>152</u></u>	<u><u>\$8,011,625</u></u>		<u><u>\$2,630,000</u></u>		<u><u>\$171,750.00</u></u>	<u><u>\$182,712.77</u></u>		

(1) include 2% collection costs of Clay County and maximum early payment discount of 4%.

Prepared By
Governmental Management Services, LLC

<p>TABLE 5 Wilford Preserve CDD Legal Description of Assessment Area IV Lands</p>

The 148 Lots reflecting the lands for the Assessment Area IV are included in parcel #09-04-25-007878-002-00 owned by DFC Wilford 4, LLC

Legal description for Assessment Area IV is attached along with a map depicting such area.

Attachments:

1. A legal description of assessment lands within the District subject to the Assessment Area IV Infrastructure lien.
2. Map of Assessment Area IV boundaries.

TABLE 6
Wilford Preserve CDD
Preliminary Assessment Roll
Assessment Area IV

Parcel	Acres	Total Par Amount	Par Amount per Acre	Annual Debt Service	Annual Debt Service Per Acre (1)
09-04-25-007878-002-00	86.55	2,630,000.00	30,387.06	171,750.00	1,984.40

(1) Annual Debt Service per Acres does not include the gross-up of 2% for collection costs and 4% for discounts for early payment allowed by Florida Law.

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Thursday, September 21, 2023 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
Jordan Beall	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel
Glynn Taylor	District Engineer
Jay Soriano	Operations Manager
Andrew Bevis	Amenity Manager
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

The following is a summary of the discussions and actions taken at the September 21, 2023 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

Robert Keefe stated that paving was just done in Phase 2 and at the corner of Greywood and Firethorn there were dumpsters placed on brand new pavement that have since been emptied, but left trash on the ground and damaged the pavement. Also, the house at the corner of Lancewood and Firethorn had the lower portion of their driveway redone and the curb was heavily damaged.

Mr. Cowling responded that he has seen the driveway and will get with the warranty team on that, but will need to look at the damaged pavement.

THIRD ORDER OF BUSINESS**Financing Matters – Series 2023 Bonds
(Phase 4)**

Mr. Haber stated that in light of the boundary amendment, the timing and structure of the bond issue may change. The following items will be tabled to a future meeting.

- A. Consideration of Delegation Resolution 2023-18**
 - 1. Supplemental Trust Indenture**
 - 2. Bond Purchase Agreement**
 - 3. Preliminary Limited Offering Memorandum**
 - 4. Continuing Disclosure Agreement**

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-19,
Authorizing a Boundary Amendment**

Mr. Haber informed the Board that Resolution 2023-19 authorizes a boundary amendment to be filed with Clay County to add the property identified in Exhibit A as the proposed Cheswick South addition.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor Resolution 2023-19, authorizing a boundary amendment was approved.

FIFTH ORDER OF BUSINESS**Approval of the Minutes of the August 17,
2023 Board of Supervisors 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 August 17, 2023 Board of Supervisors meeting were approved.

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

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

B. District Engineer - Requisition Nos. 177-181 (Series 2019A)

Copies of the requisitions 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 177 through 181 were ratified.

C. District Manager

Ms. Giles presented the capital reserve study report and noted it will be posted on the District's website.

D. Amenity / Operations Manager – Monthly Operations Report

Mr. Soriano provided the Board with an amenity and operations report.

SEVENTH 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 noted the check register totals \$26,178.56.

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

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Supervisor Requests

Mr. Cowling informed the Board that Dream Finders has received proposals for some landscape enhancements, including replacing dead trees and adding shrubs at the amenity center as well as replacing sod in areas adjacent to homes. Phase 3A and B will likely be walked in October and curb repairs and asphalt paving will be follow thereafter.

Audience Comments

Kelly Ure stated that he went through the warranty process with the HOA regarding an area that was leveled out to prepare for sod at the house next door but was washed out by rain before it could be installed and as a result, killed his own grass. He has been told that it is his responsibility. He also noted there is a drainage issue.

Mr. Cowling stated that he would get with Mr. Ure after the meeting.

Robert Keefe asked if the intent for the CDD is for the Cheswick South property to be made part of the CDD. He also asked if the boundary amendment will be put before the residents for a vote.

Mr. Haber responded that the resolution approved earlier in the meeting authorized that property to be added to the CDD's boundary. Other than the public comment periods during the meetings, there is no formal vote or input from CDD residents. The County will make the decision on amending the ordinance to add that property.

Robert Keefe stated that it will be a huge contention point amongst the residents as the current amenities were built to accommodate Phases 1 through 4. He will be contacting the County Commissioner to state his opposition to the amendment.

Mr. Cowling stated that there is a pool being built for that portion of the community and any community member would have access to all amenities.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 17, 2023
at 1:30 p.m. at the Plantation Oaks
Amenity Center**

TENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

Wilford Preserve Homeowners Association, Inc.
Architectural Control Committee Application

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

PLEASE READ CAREFULLY SO AS TO NOT DELAY YOUR REQUEST
(Scheduled ARC Meetings are the 2nd and 4th Wednesday of each month.)
Applications must be received no later than the Wednesday prior to the ARC Hearing.
Approval Correspondences are mailed out the week following ARC Hearings.

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

Directions for Electronic Filings:

1. When submitting application *via* email – Application and all supporting documentation should be transmitted as one attachment to the email, which can be downloaded and printed as a single and complete document. Email with the receipt, if applicable, to sherry@fpm.company
2. Online Payment: Go to floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name: Michael Dottaviano
Address: 665 Sycamore Way
City, State, Zip: Orange Park, FL 32073
Phone: (904) 466-4079 Email: dottavianom@gmail.com
Lot Number: 28 Phase: _____ Application Date: 9.13.2023

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

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

Minimum Submittal Requirements

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

(Circle Improvement Type Below)

- 1. Fencing: Most Interior Lots:** Type **(A)** Six-foot (6') Tan Vinyl, Tongue and Groove, (No Lattice Top), with New England caps, and Eight Foot (8ft.) Panel width. **Lake Lots:** Type **(B)** Four foot (4') high, Black flat top, aluminum, fencing.
- 2. (A) Pool Only (B) Pool with Screen Enclosure:** (Scaled plans and drawings, pool, patio, and screen enclosure specifications to be provided by Certified Pool Contractor. All improvements including pool equipment must be drawn to scale on **SURVEY showing all measurements and Setbacks.**)
- 3. (A) Glass (B) Screen Enclosure** of existing porch or lanai (Must include color of supports and screen.)
- 4. New Screen Enclosure:** (Must submit scaled Plans & Specifications from Certified Contractor.)
- 5. Patio, Driveway, and Sidewalk extensions:** (Must Submit Scaled plans and drawings showing all proposed improvements plotted to scale on survey with measurements and setbacks accurately denoted. Must provide all material specifications - Name, Type, Color, and Description of any and all materials. Photo examples obtained from Internet Web Sources will facilitate the submittal process.)
- 6. Detached Structures, Pergola, Gazebo, Trellis, etc:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design and all dimensions of proposed improvements. Structure location to be drawn to scale with measurements and setbacks shown on survey.)
- 7. Storage Sheds:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design, and all dimensions of proposed improvements. Storage shed location to be drawn to scale with measurements and setbacks shown on survey. Storage sheds and buildings must be mounted on a concrete slab or foundation, of frame construction, with walls painted the same color as dwelling and with roofing shingles that match dwelling shingles. No plastic, aluminum, etc. sheds allowed.)
- 8. Landscaping** (Must submit Survey showing location of all landscape improvements. Must provide Plant List with written and pictorial specifications for all plant types, plant sizes, plant quantity, as well as mulch type and landscape border specifications.)
- 9. Recreational Equipment, Play Structures, Garden Statues, Trampolines, Wells, etc:** (Must submit plans with all dimensions - height/width/length/etc. - all accurately plotted on survey. Color copy examples and specifications obtained from Internet Web Sources will facilitate the submittal process.)
- 10. Roof Replacement:** (Must submit specifications showing manufacturer, type of shingle, and length of warranty, as well as a color sample of shingle from brochure.)
- 11. Emergency Generators:** (Must submit specifications including manufacturer, dimensions, and information regarding propane tanks, if any. Location of generator and tanks must be shown on survey.)
- 12. Satellite Dish or Solar Panels:** (Provide written and pictorial specifications for all equipment with installation locations accurately plotted on survey and any other pictorial representations.)
- 13. Paint:** (Photos of your home and each side yard neighbors' homes are required; Must submit Manufacturer - Product Code - Color Name - and Color Sample for BODY-TRIM-ACCENT-or any Other Color).
- 14. Other:** _____

Would like to install 4'H aluminum 2-rail fence to enclose backyard, with (1) gate to access, as depicted in attached plan and survey drawing.

Sherry Adair

From: Grace Mathis <jaxaafencing@jobnimbusmail.com>
Sent: Wednesday, September 13, 2023 2:36 PM
To: Michael Dottaviano; Sherry Adair
Subject: [Contact #1598] ARC Request; 665 Sycamore Way - Wilford Preserve (Dottaviano
Attachments: ARC Request 665 Sycamore Wy- WP (Dottaviano).pdf



Good Afternoon Sherry,

Please see attached documentation for the submittal of Michael Dottaviano(Cc'd), who resides at 665 Sycamore Way, within the Wilford Preserve Association. He would like to install a fence to enclose his back yard. This submission includes the following:

- Executed ARC Request form.
- Quote to client.
- Plan with key and precise measurements.
- Survey - clearly labeled
- Pictures of yard as-is.
- Example of material(s) to be used
- A copy of our business license
- A copy of proof of Insurance

Please **confirm receipt** and let us know if anything further is needed!

Thank you,



Grace Mathis



Jax AA Fencing
www.jaxaafencing.com
owner@jaxaafencing.com
[904-330-4829](tel:904-330-4829)
 Jacksonville, FL, 32246

Date 09-07-2023 **Job Number** 1598

Site Address 665 sycamore way, Orange Park, FL 32073

Client Details

Michael Dottaviano
[9044664079](tel:9044664079)
dottavianom@gmail.com
 665 sycamore way
 Orange Park, FL 32073

Sales Representative

justin.patten
justin.patten@jaxaafencing.com

Product List

Description	Quantity
2-Rail 48" Black Aluminum (Emily)	
Install	
Base Price:	176 ft
2R48 - PANEL	32
2 Rail 48" Black Aluminum Section (Emily)	
2R48LP	27
2 Rail 48" Line Post with Cap	
2R48CP	4
2 Rail 48" Corner Post with Cap	
2R48EP	3
2 Rail 48" End Post with Cap	
2R48GP	1
2 Rail 48" Gate Post with Cap	
2R48GATES	1
2 Rail 48" X 60" Gate - BlackAluminum	
AHINGE	1
One Pair - Self Closing Hinges - Black	
GRAVITY LATCH	1
Gravity Latch - Black	
CONCRETE	19.17
60lb Concrete Mix	
MATPROCESS	1

-Material Processing-

ALABOR

176

ALOABORGATE

1

Subtotal

\$5,461.34

Discount

-\$250.00

Total

\$5,211.34

Payment

Balance

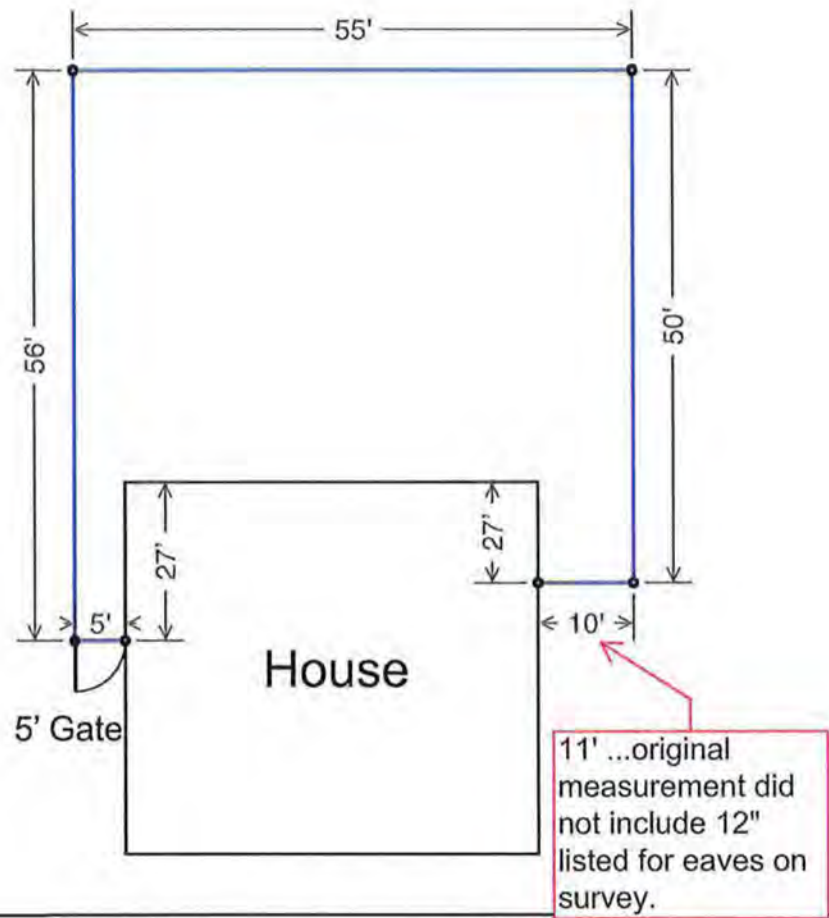
\$5,211.34

Payment Terms:

Payment for services to be paid:

- (1/2) \$2,605.67 Due before work begins
- (1/2) \$2,605.67 Due upon completion

Detail Plan

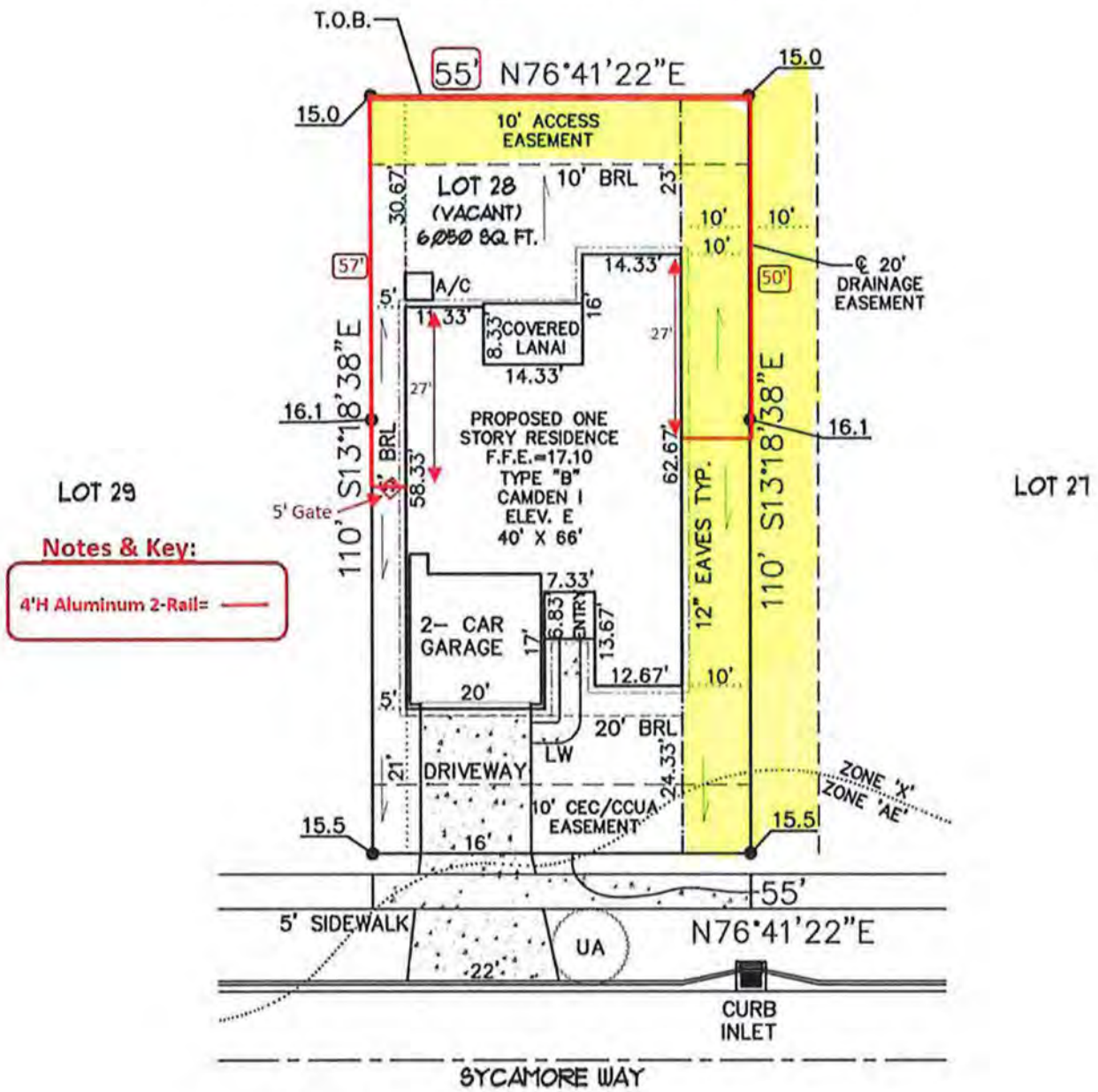


Legend	
— 2-Rail 48" Black Aluminum (Emily)	2R48 - 5' Gate
⊙ 2R48 - Corner Post	⊙ 2R48 - End Post
House House	









B.

8 Poc

9/19 em

CHRIS
PLAT

Wilford Preserve Homeowners Association, Inc.
Architectural Control Committee Application

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

PLEASE READ CAREFULLY SO AS TO NOT DELAY YOUR REQUEST
(Scheduled ARC Meetings are the 2nd and 4th Wednesday of each month.)
Applications must be received no later than the Wednesday prior to the ARC Hearing.
Approval Correspondences are mailed out the week following ARC Hearings.

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

Directions for Electronic Filings:

1. When submitting application via email - Application and all supporting documentation should be transmitted as one attachment to the email, which can be downloaded and printed as a single and complete document. Email with the receipt, if applicable, to sherry@fpm.com
2. Online Payment: Go to floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name: Kristian / Charles Townsend
Address: 3012 Water Elm Pl.
City, State, Zip: Orange Park 32073 Florida.
Phone: 904 508 8285 Email: Kristian.Townsend80@gmail.com
Lot Number: 3 Phase: _____ Application Date: 09/18/23
38003

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

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

Minimum Submittal Requirements

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



3 AS SHOWN ON PLAT OF
 LAFORD PRESERVE UNIT 3B
 18, PAGES 40-55 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FL.



Tan color 6' high
 Privacy Fence

XXX = Existing Fence

C.

Wilford Preserve Homeowners Association, Inc.

Architectural Control Committee Application

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

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

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

Directions for Electronic Filings:

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

From: Name: Donna Muldrow
Address: 619 Sycamore Way
City, State, Zip: Orange Park, FL 32073
Phone: 818-470-7819 Email: Donna.muldrow@gmail.com
Lot Number: 38 Phase: 39 Application Date: 10/2/2023

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

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

Minimum Submittal Requirements

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

RECEIVED

OCT 04 2023

Floridian Property
Management

(Circle Improvement Type Below)

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

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

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

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

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

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

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

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

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

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

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

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

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

14. **Other:** _____

7117 Atlantic Blvd
Jacksonville, FL 32211

Phone (904) 744-3500
Fax (888) 349-0315

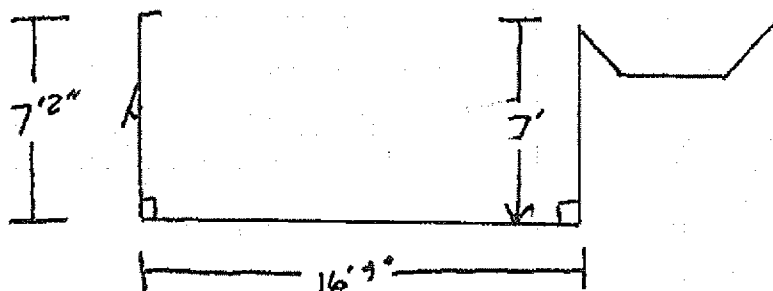
SCC131150288
CBC058355



Info@TropicalEnclosures.com

Name <u>Donna Muldrow</u>	Phone <u>818-470-7819</u>	Date <u>9-30-23</u>
Street <u>619 Sycamore Way</u>	Email <u>Donna Muldrow @ G-mail . com</u>	
City, State, Zip Code <u>Orange Park, FL 32073</u>	Neighborhood	Sales Person <u>Lloyd</u>

Fascia Height(s) 10' Soffit Depth 12" Wall Height 8'5" Fascia Type Angle Square



- Install Custom Lanai (UltraVIEW) underwall
- Heavy Wall Bronze Aluminum Framing
- 304 Stainless Steel Fasteners (Lifetime warranty Against Real Rust)
- Perfect Poly (17x20 mesh) Insect Screening (10 yr. UV warranty)
- (1) 42" Door.

Total \$ 3,640.00

Type of Build	
<input type="checkbox"/> Conventional	<input checked="" type="checkbox"/> Ultra View
<input type="checkbox"/> Ultimate View	
Project Includes	
<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers
<input checked="" type="checkbox"/> Lanai	<input type="checkbox"/> Service
<input type="checkbox"/> Pergola	<input type="checkbox"/> Rescreen
<input type="checkbox"/> Screen Enclosure	<input type="checkbox"/> Hybrid
<input type="checkbox"/> Composite Roof	
Roof Style	
Shed 3/4	Hip Full Mansard
Gable	
Screen Mesh	
Wall Screen	<u>17x20</u>
Roof Screen	
Specialty	
Gutters	
5" 7" 9" "K"	
Extend Past Enclosure	<u>Lf</u>
Downspouts	
3x4	4x5
Existing Gutter	
None	Demo Modify
Doors	
Quantity	<u>1</u>
Width	36" <u>42"</u> 48"
Height	<u>80"</u> 96"
Concrete	
Slab with Footings	Footings Only
Pavers	
Paver Style	
Paver Color	

Solid Roof Color White Ivory	Flashing No Yes <u>Lf</u>	Roof Covering Membrane Yes/No Shingles Yes/No	Roof Thickness 3" 4" 4" w/ OSB Other: _____	Fan Beam(s) Yes / No Qty _____	Skylights 2' x 4' Humaview Qty _____
Chair Rail Height	Post Size	Beam Size	Front Wall Spacing <u>TBD</u> Side Wall Spacing <u>TBD</u>	Aluminum Color <u>Bronze</u> White	

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: _____ dollars (\$ _____)

One Year Warranty

All material is guaranteed to be as specified.

Workmanship to be completed in a workmanlike manner

Architectural Drawing, Structural Engineering, Building Permit Fee (\$ _____)

FENCING'S FINEST

(904) 923-1315

(904) 328-0299

fencingsfinest@gmail.com

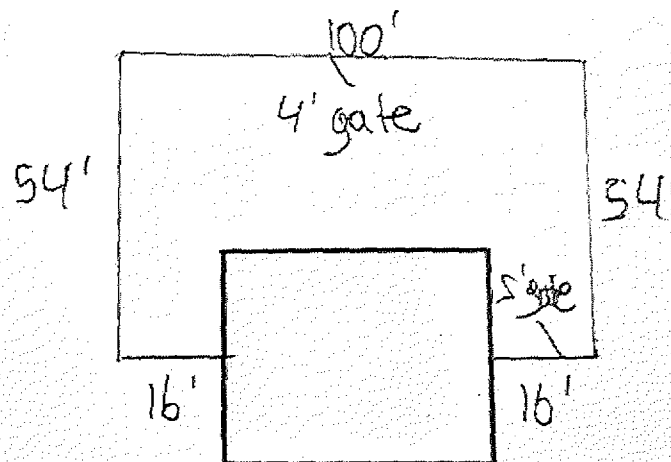
Customer: Donna Mulbran
Address: 619 SYCAMORE WAY
City, State, Zip: Orange Park

Phone: _____

Email: _____

Development: _____

Fence Type:	<u>Aluminum</u>
Height:	<u>4'</u>
Style:	<u>2 rail</u>
Terrain:	_____
Grade:	_____
Old Fence:	Y <input checked="" type="radio"/> N
HOA:	<input checked="" type="radio"/> Y N

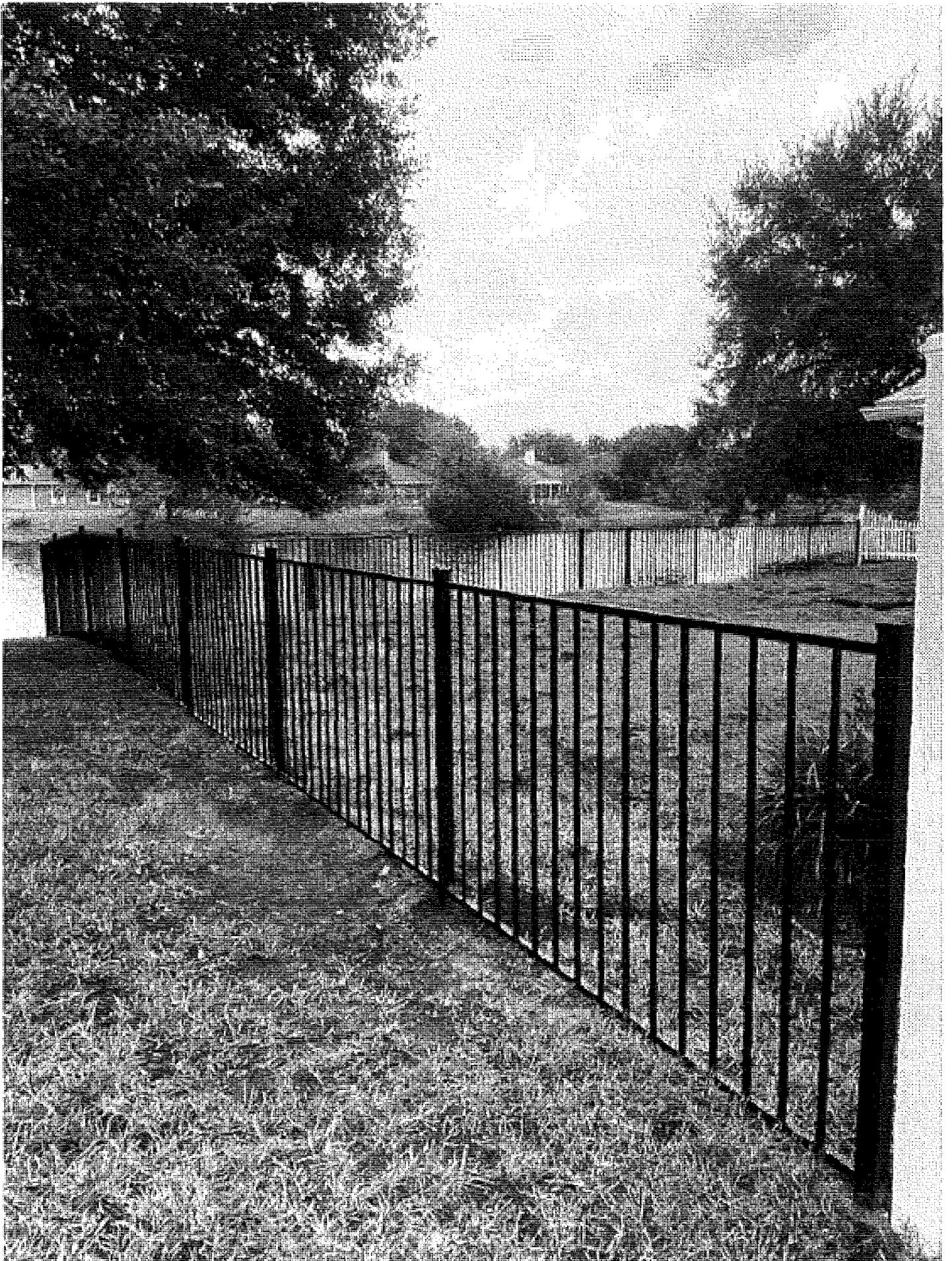


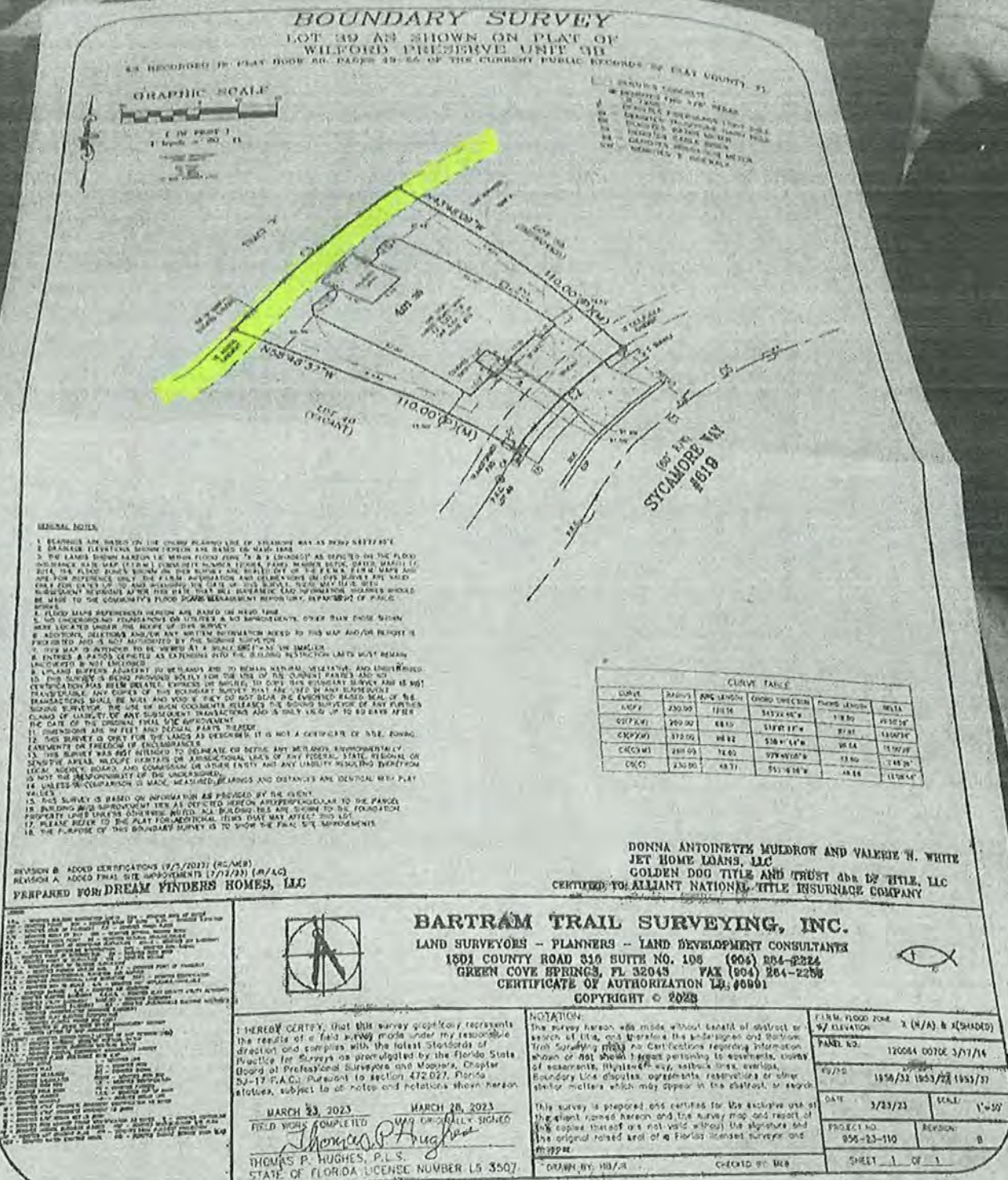
Install 235' of 2 rail
Aluminum Fence with (1) 4' gate and (1) 5' gate
5 year labor warranty
lifetime warranty on materials

TERMS: Customers must assume responsibility for placement of fence unless all appropriate survey pins (metal pipes) or concrete monuments are uncovered prior to installation. Fencing's Finest will assist owner in locating pins if provided copy of survey. All materials will remain property of Fencing's Finest until paid in full.

By signing, customer agrees to proposal including materials, prices, terms, and limitations as outlined above. Any alterations or deviation from above specifications involving extra costs, will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Fencing's Finest is not responsible for damage to underground obstructions such as utilities, sprinkler lines, pipes, etc. DEPOSITS ARE NON-REFUNDABLE.

Fence type





Fence

9:30

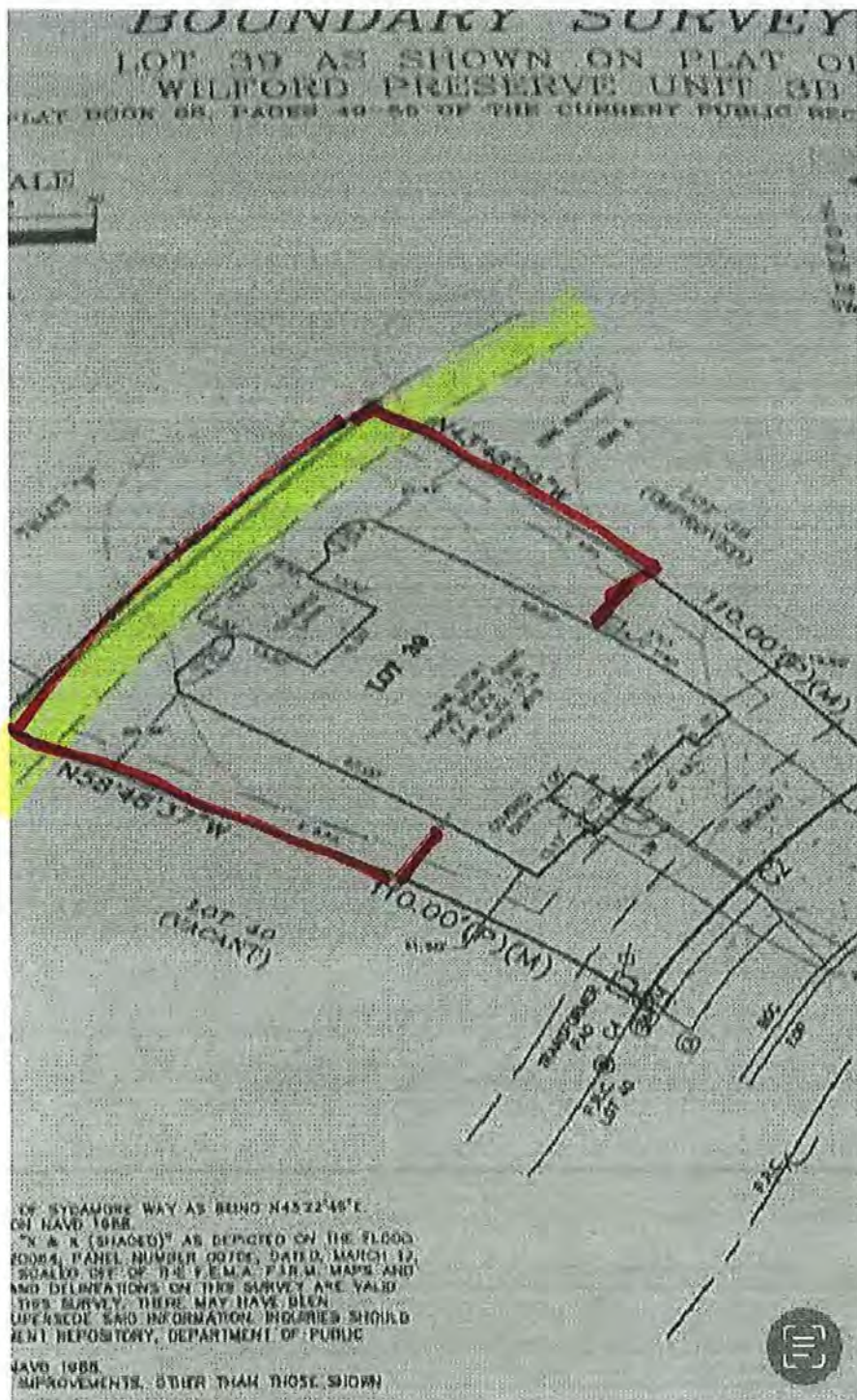
LTE



Today

9:27 AM

Edit



D.

OCT 10 2023
FLORIDIAN PROPERTY MANAGEMENT, LLC
10/10/23
CDD

Wilford Preserve Homeowners Association, Inc.
Architectural Control Committee Application

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

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2. Online Payment: Go to Floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name: Stephanie Ann Camacho & Zachary McBuire
Address: 2982 Firethorn Ave
City, State, Zip: Orange Park FL 32073
Phone: (702) 375-1405 Email: stephanie08ann@gmail.com
Lot Number: 45 Phase: _____ Application Date: October 7, 2023

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

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

Minimum Submittal Requirements

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

(Circle Improvement Type Below)

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

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

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

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

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

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

7. Storage Sheds: Not authorized.

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

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

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

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

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

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

14. Other: a. Gutters - please see Exhibit B
b. Security Cameras (outdoors) - 2 SimpliSafe cameras
and 1 Eufy Wall Light + Camera; please see Exhibit
C for placement and Exhibit D for the pictures of the
cameras



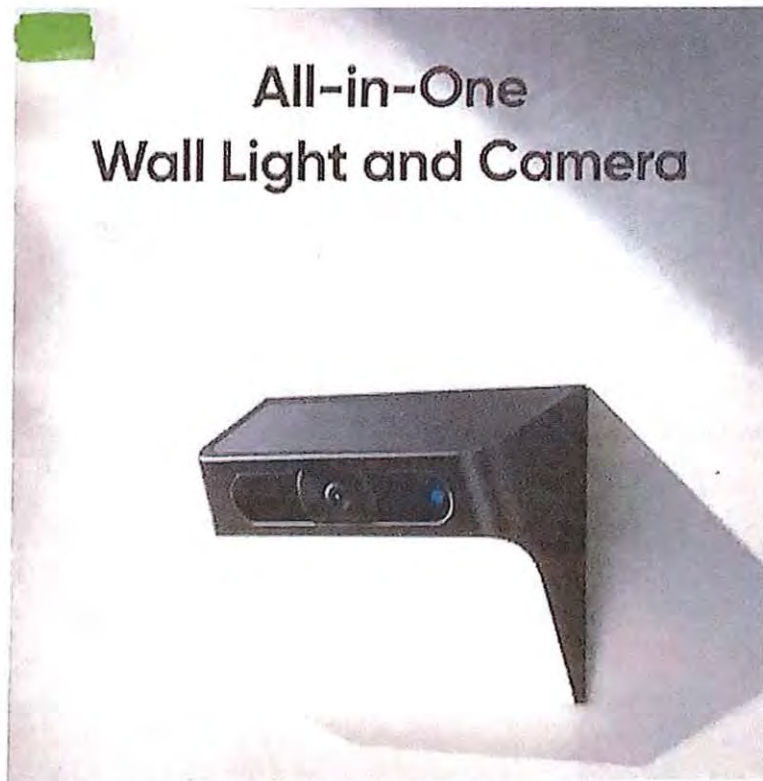
Exhibit C



Brand:
SimpliSafe

Wireless Outdoor Camera

3.09 x 3.09 x 2.95
inches



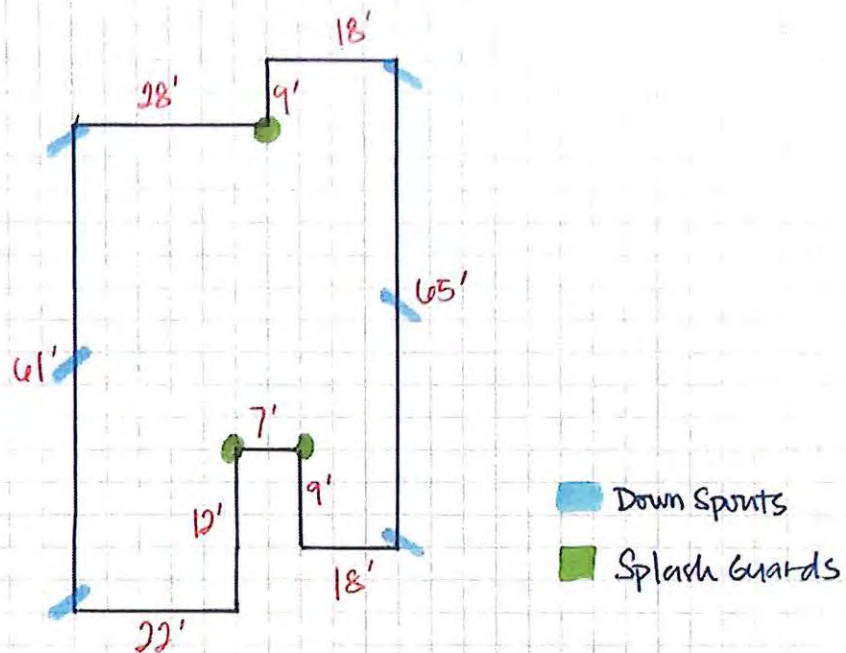
All-in-One Wall Light and Camera

Brand:
Eufy

4.7 x 4.9 x 2.7
inches

Exhibit D

Plan for Gutters



- * 6" Seamless gutter around the house - Black
- * 6 Down Spouts - White
- * 3 Splash Guards - Black

Exhibit B

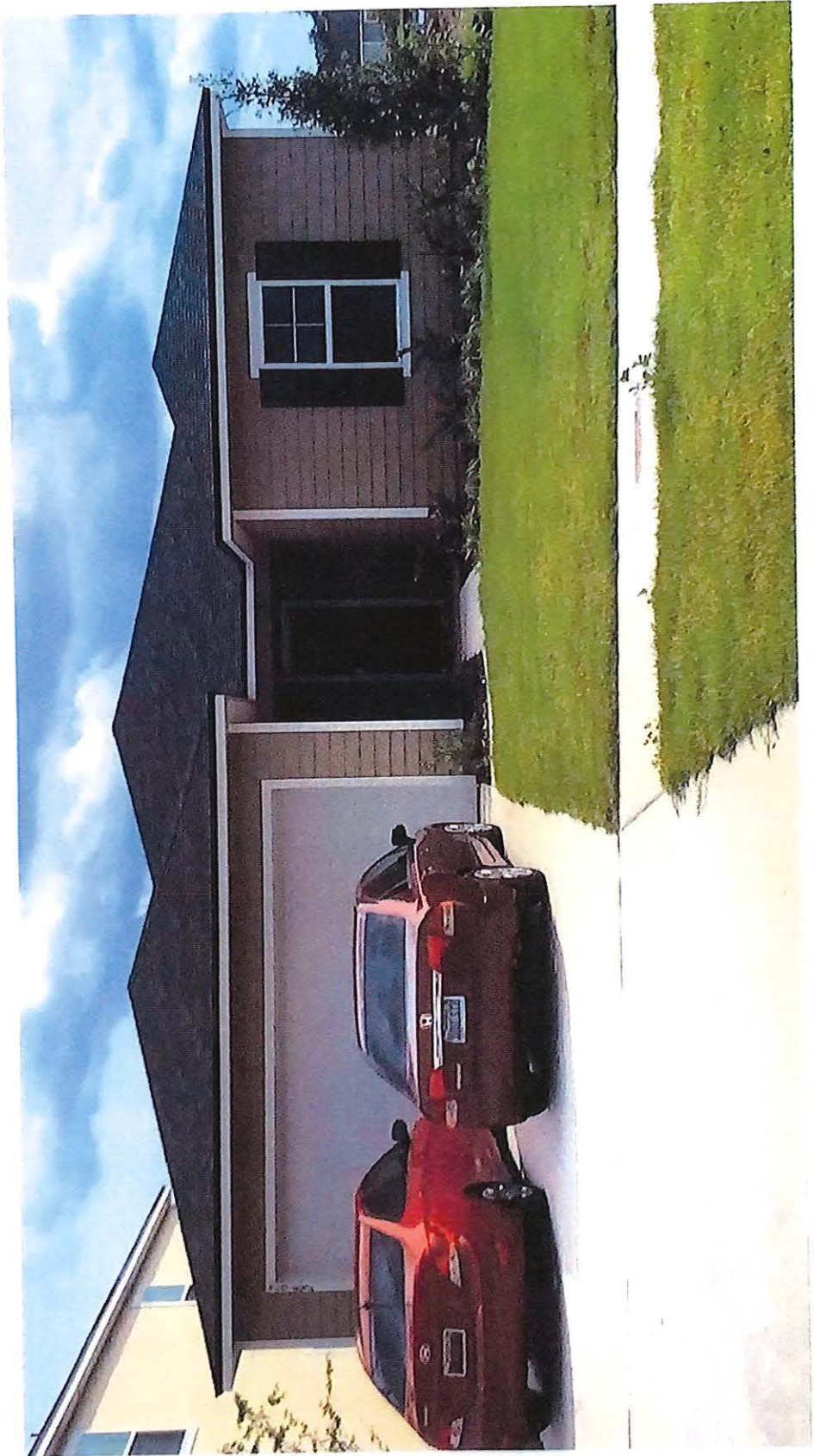
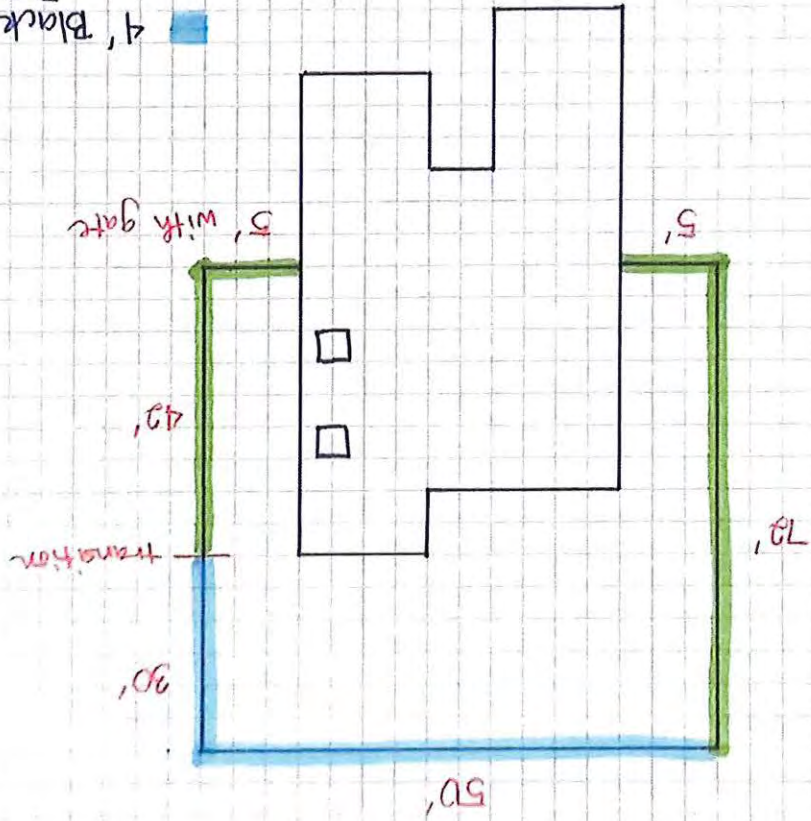


Exhibit A

- 4' Black Aluminum Fence
- 6' Tan Vinyl Fence



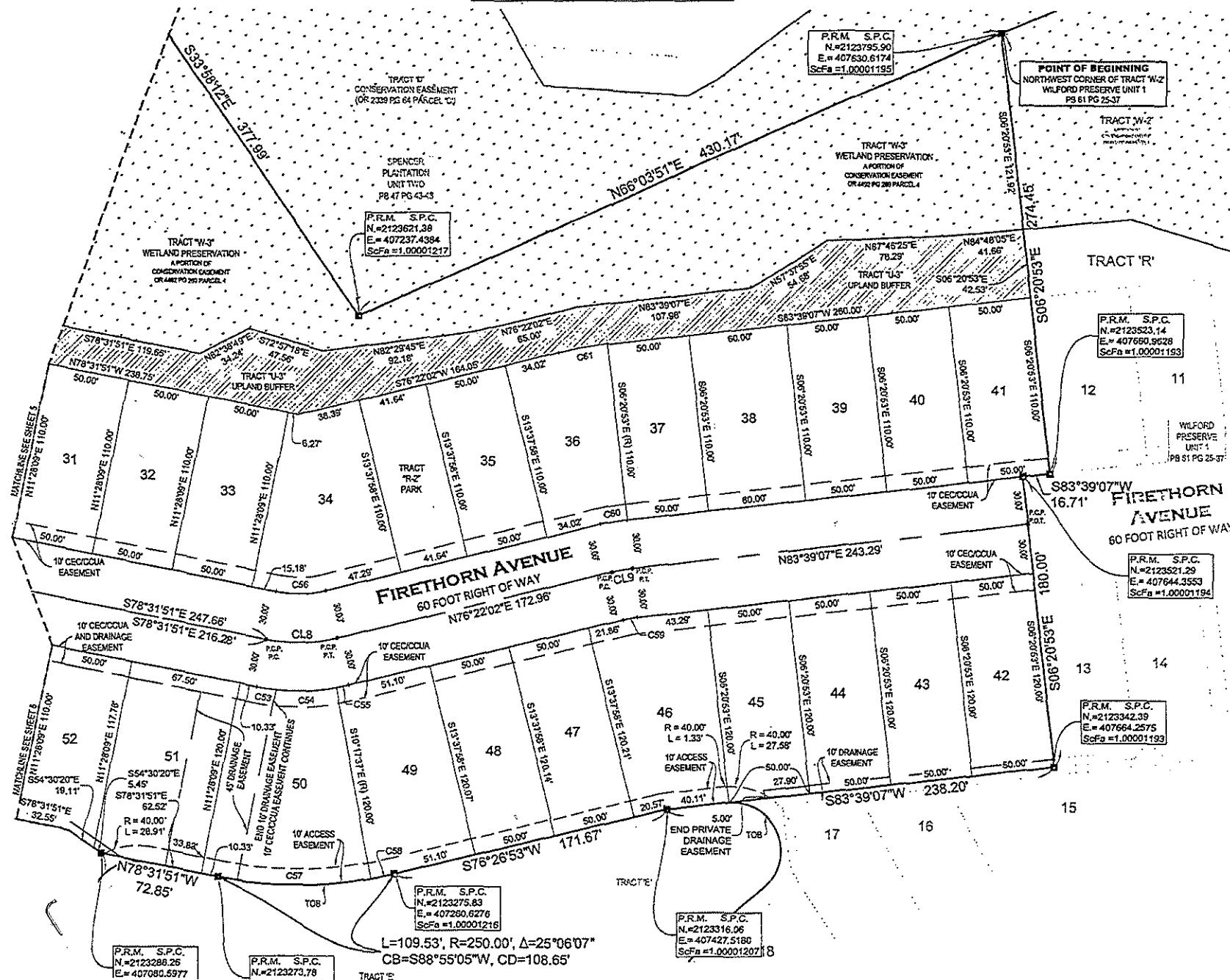
Plan for Fencing

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

OWNER:
DFC WILFORD, LLC
14071 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

ENGINEER:
TAYLOR AND WHITE, INC.
9556 HISTORIC KINGS ROAD SOUTH
JACKSONVILLE, FL 32257

SURVEYOR:
Surveying And Mapping, LLC.
2426 PHILIPS HIGHWAY
JACKSONVILLE, FL 32207



BOUNDARY SURVEY

LOT 45 AS SHOWN ON PLAT OF
WILFORD PRESERVE UNIT 3A

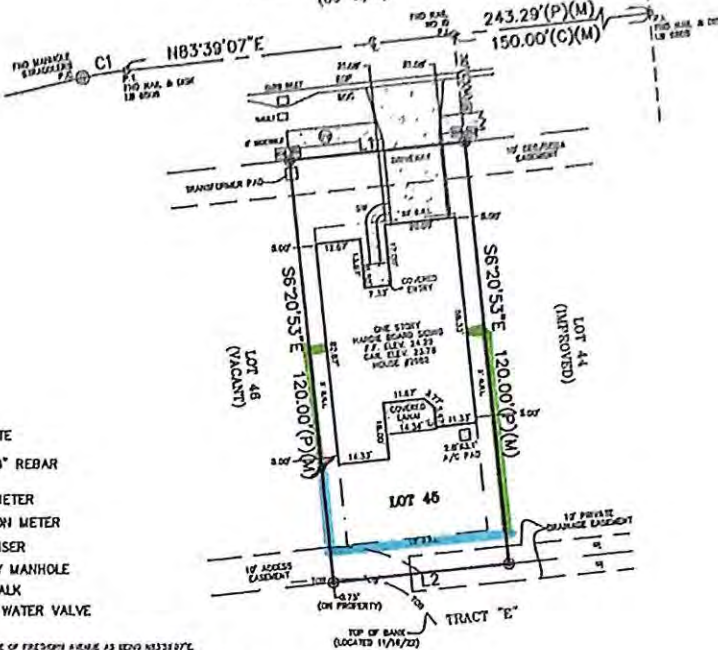
AS RECORDED IN PLAT BOOK 00, PAGES 23-30 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

#2082
FIRETHORN AVENUE
(60' R/W)



- DENOTES CONCRETE
- ⊙ DENOTES FND 5/8" REBAR LB 6805
- ⊞ DENOTES WATER METER
- ⊞ DENOTES IRRIGATION METER
- ⊞ DENOTES CABLE RISER
- ⊞ DENOTES SANITARY MANHOLE
- SW DENOTES 3' SIDEWALK
- ⊞ DENOTES RECLAIM WATER VALVE

GENERAL NOTES

1. BEARINGS ARE BASED ON THE CONTINUED OF FIRETHORN AVENUE AS BEING N83°39'07\"/>

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P/W)	S63°30'07\"	50.00
L2(P/W)	N63°30'07\"E	50.00

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P/W)	100.00	12.71	S87°07'33\"/>		

REVISION B: REVERTED FINAL SITE IMPROVEMENTS (1/2/22) (1/14/22)
REVISION A: ADDED FINAL SITE IMPROVEMENTS (1/1/22) (8/1/22)
PREPARED FOR: DREAM FINDERS HOMES, LLC

ZACHARY R McGUIRE AND STEPHANIE ANN UNTALAN CAMACHO
JET HOME LOANS, LLC
GOLDEN DOG TITLE AND TRUST DBA DF TITLE, LLC
CERTIFIED TO: ALLIANT NATIONAL TITLE INSURANCE COMPANY

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1601 COUNTY ROAD 316 SUITE NO. 106 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2250

CERTIFICATE OF AUTHORIZATION LB #0691

COPYRIGHT © 2022



I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Survey as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 63-19 F.A.C.; Pursuant to Section 472.001, Florida Statutes, subject to all notes and notations shown herein.

NOVEMBER 2A, 2022 NOVEMBER 30, 2022
FIELD WORK COMPLETED MAP ORIGINALLY DRAFTED
THOMAS P. MICHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey herein was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown herein relating to easements, claims of easements, Right-of-Way, setback lines, overlaps, Boundary line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search of title.
This survey is prepared and certified for the exclusive use of the client named herein and the survey map and report of the copies thereof are not valid without the signature and stamp of the original record of a Florida Licensed Surveyor and Mapper.
DRAFT BY: ALM/JH CHECKED BY: JWH

FIRM, FLOOD ZONE
W/ ELEVATION 2(N/A)
PANEL NO: 120084 007DE 3/17/14
TRAP: 1928/10 1922/23
DATE: 11/29/22 SCALE: 1\"/>

FIRM, FLOOD DATE W/ ELEVATION:	X(N/A)
PANEL NO.:	120084 007DE 3/17/14

SIXTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 16, 2023

Board of Supervisors
Wilford Preserve Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Wilford Preserve Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Wilford Preserve Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed \$4,900 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 1, 2024, in order for us to complete the engagement by March 31, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2024 for the District's review, and a final draft audit report by March 31, 2024 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

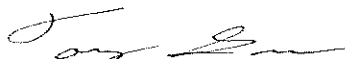
The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Wilford Preserve Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Wilford Preserve Community Development District.

By: Mauley Gules Mauley

Title: Secretary

Date: OCT 16, 2023



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

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: 182
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$973.42
- (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

The undersigned hereby certifies that:

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

or

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

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

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

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

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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


Consulting Engineer



Taylor & White, Inc.

Civil Design & Consulting Engineers

INVOICE

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

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

Invoice number 5329
Date 09/26/2023

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 09/24/2023. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$973.42

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	99,708.75	100,656.25	167.76	947.50
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	117,435.18	117,435.18	156.58	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	11,978.75	11,978.75	119.79	0.00
REIMBURSABLES	0.00	10,156.49	10,182.41	0.00	25.92
Total	189,200.00	327,032.92	328,006.34	173.36	973.42

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. CDD Meeting eor eor	5.50	907.50
Jane M. White REQS 180 & 181	0.50	40.00

Phase subtotal 947.50
subtotal 6.00 947.50

Reimbursables

	Billed Amount
Mileages	25.92

Reimbursables

Billed
Amount

CDD meeting

Invoice total **973.42**

**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: 183
- (B) Name of Payee: Kutak Rock, LLP
- (C) Amount Payable: \$756.00
- (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.

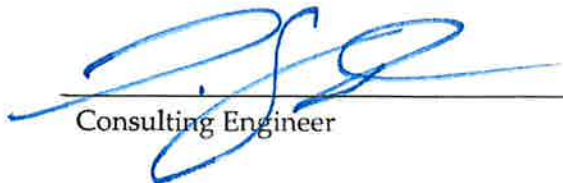
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**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

October 4, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3292716

Client Matter No. 23023-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3292716
23023-3

Re: Project Construction

For Professional Legal Services Rendered

08/08/23	W. Haber	0.40	132.00	Review amenity acquisition documents
08/09/23	K. Jusevitch	1.80	261.00	Update acquisition package
08/10/23	W. Haber	0.80	264.00	Review documents for amenity acquisition and prepare correspondence regarding same
08/15/23	W. Haber	0.30	99.00	Confer with Cowling and Trustee regarding requisition for amenity center

TOTAL HOURS 3.30

TOTAL FOR SERVICES RENDERED \$756.00

TOTAL CURRENT AMOUNT DUE \$756.00

**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: 184
- (B) Name of Payee: Governmental Management Services, LLC
- (C) Amount Payable: \$3,638.65
- (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.

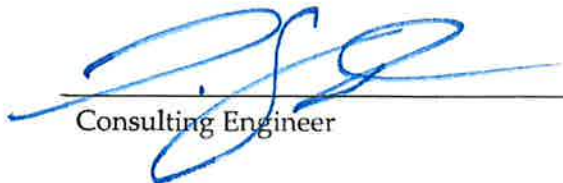
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**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

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

Invoice

Invoice #: 120
Invoice Date: 10/10/23
Due Date: 10/10/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Items for patio furniture purchases and deck equipment for Andrew		3,638.65	3,638.65
		Total	\$3,638.65
		Payments/Credits	\$0.00
		Balance Due	\$3,638.65

EIGHTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Statements
as of
September 30, 2023



WILFORD PRESERVE
Community Development District
Combined Balance Sheet
September 30, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$24,413	---	---	\$24,413
Investments:				
Debt Service 2018B				
Reserve	---	\$358,225	---	\$358,225
Revenue	---	\$18,836	---	\$18,836
Prepayment	---	\$685,100	---	\$685,100
Construction	---	---	\$5,792	\$5,792
Debt Service 2019A				
Reserve	---	\$188,845	---	\$188,845
Revenue	---	\$225,602	---	\$225,602
Construction	---	---	\$35,754	\$35,754
Due From General Fund	---	\$3,122	---	\$3,122
Due From 2019A Debt Service	---	\$3,229	---	\$3,229
Due From Other	---	---	\$4,440	\$4,440
Investmnet - SBA	\$22,577	---	---	\$22,577
Investment - Custody	\$13,699	---	---	\$13,699
Utility Deposits	\$1,350	---	---	\$1,350
Prepaid Expenses	\$20,486	---	---	\$20,486
Total Assets	<u>\$82,525</u>	<u>\$1,482,959</u>	<u>\$45,985</u>	<u>\$1,611,469</u>
<u>Liabilities:</u>				
Accrued Expenses	\$1,807	---	---	\$1,807
Due to 2018B Debt Service	\$3,122	\$3,229	---	\$6,351
Fund Balances:				
Restricted for 2018B Debt Service	---	\$1,068,512	---	\$1,068,512
Restricted for 2019A Debt Service	---	\$411,218	---	\$411,218
Restricted for 2018B Capital Projects	---	---	\$5,792	\$5,792
Restricted for 2019A Capital Projects	---	---	\$40,194	\$40,194
Nonspendable	\$21,836	---	---	\$21,836
Unassigned	\$55,760	\$0	\$0	\$55,760
Total Liabilities & Fund Equity	<u>\$82,525</u>	<u>\$1,482,959</u>	<u>\$45,985</u>	<u>\$1,611,469</u>

WILFORD PRESERVE
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending September 30, 2023

Adopted	Prorated	Actual	
Budget	09/30/23	09/30/23	Variance

REVENUES:

Assessments - Tax Roll	\$285,464	\$285,464	\$286,219	\$754
Assessments - Direct	\$128,320	\$128,320	\$128,320	\$0
Interest	\$0	\$0	\$3,357	\$3,357
Micellaneous Revenue	\$0	\$0	\$183	\$183
TOTAL REVENUES	\$413,784	\$413,784	\$418,078	\$4,294

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$10,000	\$10,000	\$0	\$10,000
Arbitrage	\$1,200	\$1,200	\$1,200	\$0
Dissemination	\$7,000	\$7,000	\$7,000	\$0
Attorney	\$15,000	\$15,000	\$17,934	(\$2,934)
Annual Audit	\$4,800	\$4,800	\$4,800	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$7,000	\$7,000	\$7,435	(\$435)
Management Fees	\$49,140	\$49,140	\$49,140	\$0
Information Technology	\$1,250	\$1,250	\$1,250	(\$0)
Website Compliance	\$750	\$750	\$750	\$0
Telephone	\$300	\$300	\$85	\$215
Postage	\$500	\$500	\$710	(\$210)
Printing & Binding	\$1,500	\$1,500	\$952	\$548
Insurance	\$6,893	\$6,893	\$6,587	\$306
Legal Advertising	\$5,000	\$5,000	\$3,215	\$1,785
Other Current Charges	\$600	\$600	\$53	\$547
Office Supplies	\$500	\$500	\$3	\$497
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$116,608	\$116,608	\$106,290	\$10,318

Grounds Maintenance:

Insurance	\$8,000	\$8,000	\$3,371	\$4,629
Pool Monitors	\$4,000	\$4,000	\$2,464	\$1,536
Field Operations Manager	\$45,000	\$45,000	\$45,000	\$0
Office Supplies / Mailings / Printing	\$600	\$600	\$0	\$600
Pool Maintenance	\$20,000	\$20,000	\$15,366	\$4,634
Pool Chemicals	\$5,000	\$5,000	\$4,235	\$765
Permit Fees	\$450	\$450	\$300	\$150
Landscape Maintenance	\$112,690	\$112,690	\$112,191	\$499

WILFORD PRESERVE
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending September 30, 2023

	Adopted	Prorated	Actual	
	Budget	09/30/23	09/30/23	Variance
Landscape Contingency	\$0	\$0	\$8,270	(\$8,270)
Irrigation Maintenance	\$1,000	\$1,000	\$10,266	(\$9,266)
Lake Maintenance	\$14,336	\$14,336	\$9,519	\$4,817
General Facility Maintenance	\$15,000	\$15,000	\$6,216	\$8,784
Repair & Maintenance	\$0	\$0	\$961	(\$961)
Streetlighting	\$15,000	\$15,000	\$0	\$15,000
Telephone/Cable/Internet	\$2,500	\$2,500	\$0	\$2,500
Electric	\$15,000	\$15,000	\$7,962	\$7,038
Water/Sewer/Irrigation	\$20,000	\$20,000	\$36,078	(\$16,078)
Security Monitorig	\$0	\$0	\$4,260	(\$4,260)
Refuse Service	\$2,000	\$2,000	\$1,457	\$543
Janitorial Services	\$9,500	\$9,500	\$9,660	(\$160)
Special Events	\$6,000	\$6,000	\$1,385	\$4,615
Recreational Passes	\$1,100	\$1,100	\$1,415	(\$315)
Capital Reserve Study	\$0	\$0	\$3,900	(\$3,900)
 Total Grounds Maintenance	 \$297,176	 \$297,176	 \$284,275	 \$12,901
 TOTAL EXPENDITURES	 \$413,784	 \$413,784	 \$390,565	 \$23,219
 EXCESS REVENUES (EXPENDITURES)	 \$0		 \$27,513	
 FUND BALANCE - Beginning	 \$0		 \$50,083	
 FUND BALANCE - Ending	 \$0		 \$77,596	

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 - Tax Roll	\$0	\$22,992	\$245,824	\$1,849	\$10,274	\$915	\$1,312	\$0	\$3,053	\$0	\$0	\$0	\$286,219
Assessments - Direct Assesments	\$0	\$0	\$64,160	\$2,325	\$35,334	\$3,487	\$1,627	\$3,487	\$3,022	\$1,860	\$13,018	\$0	\$128,320
Interest	\$38	\$1	\$4	\$702	\$1,110	\$660	\$108	\$118	\$129	\$150	\$166	\$173	\$3,357
Miscellaneous Revenue	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61	\$61	\$0	\$183
Total Revenues	\$38	\$23,054	\$309,987	\$4,875	\$46,718	\$5,062	\$3,047	\$3,605	\$6,204	\$2,070	\$13,245	\$173	\$418,078
Expenditures:													
Administrative													
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$1,200
Dissemination Agent	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$7,000
Attorney	\$3,052	\$966	\$66	\$1,690	\$408	\$1,571	\$1,417	\$2,552	\$2,123	\$2,284	\$1,807	\$0	\$17,934
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$2,000	\$1,500	\$1,300	\$0	\$0	\$0	\$0	\$4,800
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$3,450	\$0	\$3,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$842	\$0	\$7,435
Management Fees	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$49,140
Information Technology	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$1,250
Website Administration	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$750
Telephone	\$0	\$50	\$11	\$7	\$0	\$0	\$17	\$200	(\$252)	\$45	\$0	\$7	\$85
Postage	\$14	\$17	\$20	\$41	\$15	\$19	\$67	\$33	\$270	\$67	\$43	\$105	\$710
Printing & Binding	\$78	\$62	\$14	\$6	\$19	\$11	\$19	\$10	\$362	\$38	\$170	\$164	\$952
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Legal Advertising	\$337	\$0	\$0	\$75	\$0	\$75	\$75	\$221	\$549	\$0	\$75	\$1,811	\$3,215
Other Current Charges	\$25	\$0	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$3
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenses	\$23,562	\$5,940	\$8,727	\$6,663	\$5,287	\$8,520	\$7,940	\$9,162	\$7,897	\$7,279	\$8,382	\$6,932	\$106,290
Gournds Maintenance													
Insurance	\$3,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,371
Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$586	\$757	\$722	\$399	\$0	\$2,464
Field Operations Manager	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
Office Supplies / Mailings / Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,832	\$1,667	\$1,667	\$1,667	\$1,850	\$1,667	\$1,667	\$0	\$833	\$850	\$833	\$833	\$15,366
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$738	\$1,071	\$0	\$728	\$963	\$735	\$0	\$4,235
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$300
Landscape Maintenance	\$8,558	\$8,558	\$8,558	\$8,558	\$8,558	\$8,558	\$10,141	\$10,141	\$10,141	\$10,141	\$10,141	\$10,141	\$112,191
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,270	\$0	\$0	\$0	\$0	\$8,270
Irrigation Maintenance	\$5,929	\$0	\$0	\$0	\$0	\$0	\$0	\$1,859	\$2,479	\$0	\$0	\$0	\$10,266
Lake Maintenance	\$778	\$778	\$778	\$778	\$778	\$778	\$778	\$778	\$778	\$778	\$870	\$870	\$9,519
General Facility Maintenance	\$287	\$1,070	\$2,245	\$0	\$77	\$224	\$879	\$273	\$605	\$266	\$290	\$0	\$6,216
Repair & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$961	\$0	\$961
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	\$939	\$846	\$762	\$498	\$609	\$615	\$483	\$580	\$498	\$623	\$599	\$7,962
Water/Sewer/Irrigation	\$2,093	\$2,166	\$3,208	\$2,378	\$2,309	\$2,239	\$5,671	\$6,475	\$3,120	\$2,426	\$2,144	\$1,848	\$36,078
Security Monitorig	\$85	\$85	\$85	\$85	\$85	\$85	\$2,423	\$988	\$85	\$85	\$85	\$85	\$4,260
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$742	\$142	\$142	\$140	\$139	\$152	\$1,457
Janitorial Services	\$792	\$951	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$9,660
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$495	\$0	\$495	\$395	\$1,385
Recreational Passes	\$747	\$0	\$0	\$0	\$0	\$309	\$50	\$0	\$0	\$309	\$0	\$0	\$1,415
Capital Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900	\$0	\$3,900
Total Grounds Maintenance Expenses	\$29,132	\$19,964	\$21,928	\$18,770	\$18,698	\$19,748	\$28,578	\$34,535	\$25,583	\$21,718	\$26,158	\$19,465	\$284,275
Total Expenses	\$52,694	\$25,904	\$30,655	\$25,432	\$23,984	\$28,268	\$36,519	\$43,697	\$33,479	\$28,997	\$34,539	\$26,397	\$390,565
Excess Revenues (Expenditures)	(\$29,094)	\$17,114	\$301,260	(\$1,787)	\$41,431	(\$3,458)	(\$4,893)	(\$5,557)	(\$1,693)	(\$5,208)	\$4,863	(\$6,759)	\$27,513

WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2018B
Statement of Revenues & Expenditures
For the Period ending September 30, 2023

Adopted Budget	Prorated 09/30/23	Actual 09/30/23	Variance
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REVENUES:

Assessments - Direct Bill	\$169,913	\$91,090	\$91,090	\$0
Interest Paid with Lot Closing	\$0	\$0	\$24,198	\$24,198
Interest Income	\$100	\$100	\$22,012	\$21,912
Prepayment	\$0	\$0	\$1,786,181	\$1,786,181

TOTAL REVENUES

\$170,013	\$91,190	\$1,923,480	\$1,832,290
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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 - 2/1	\$0	\$0	\$4,600	(\$4,600)
Principal - Prepayment 2/1	\$0	\$0	\$320,000	(\$320,000)
Interest Expense - 5/1	\$81,506	\$81,506	\$70,438	\$11,069
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$385,000	(\$385,000)
Interest Expense - 8/1	\$0	\$0	\$7,259	(\$7,259)
Principal Prepayment - 8/1 (Prepayment)	\$0	\$0	\$505,000	(\$505,000)

TOTAL EXPENDITURES

\$409,913	\$409,913	\$1,685,703	(\$1,275,791)
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OTHER SOURCES/(USES)

Transfer In/(Out)	\$0	\$0	(\$12,108)	(\$12,108)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$12,108)	(\$12,108)
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EXCESS REVENUES (EXPENDITURES)

(\$239,900)	\$225,669
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FUND BALANCE - Beginning

\$328,406	\$842,843
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FUND BALANCE - Ending

\$88,506	\$1,068,512
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Reserve	\$358,225
Revenue	\$18,836
Prepayment	\$685,100
Due from General Fund	\$3,122
Due from 2019A	\$3,229
	<u>\$1,068,512</u>

WILFORD PRESERVE
Community Development District
DEBT SERVICE FUND SERIES 2019A
Statement of Revenues & Expenditures
For the Period ending September 30, 2023

Proposed Budget	Prorated 09/30/23	Actual 09/30/23	Variance
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REVENUES:

Assessment - Tax Roll	\$357,926	\$357,926	\$358,868	\$942
Assessment - Direct	\$163,701	\$163,701	\$163,701	\$0
Interest Income	\$100	\$100	\$13,574	\$13,474

TOTAL REVENUES	\$521,727	\$521,727	\$536,143	\$14,416
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EXPENDITURES:

Series 2019A

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

TOTAL EXPENDITURES	\$520,230	\$520,230	\$520,230	\$0
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EXCESS REVENUES (EXPENDITURES)	\$1,497	\$15,913
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FUND BALANCE - Beginning	\$211,901	\$395,306
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FUND BALANCE - Ending	<u>\$213,398</u>	<u>\$411,218</u>
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Reserve	\$188,845
Revenue	\$225,602
Due To 2018B	<u>(\$3,229)</u>
	<u>\$411,218</u>

WILFORD PRESERVE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For the Period ending September 30, 2023

	Series 2018B	Series 2019A
<u>REVENUES:</u>		
Interest Income	\$145	\$56,851
TOTAL REVENUES	\$145	\$56,851
<u>EXPENDITURES:</u>		
Capital Outlay	\$7,159	\$1,567,667
TOTAL EXPENDITURES	\$7,159	\$1,567,667
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$12,108	\$0
TOTAL OTHER SOURCES/(USES)	\$12,108	\$0
EXCESS REVENUES (EXPENDITURES)	\$5,094	(\$1,510,816)
FUND BALANCE - Beginning	\$698	\$1,551,010
FUND BALANCE - Ending	\$5,792	\$40,194

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)
Less: February 1, 2023		(\$320,000)
Less: May 1, 2023		(\$385,000)
Less: August 1, 2022		(\$505,000)
CURRENT BONDS OUTSTANDING		\$1,560,000

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	\$183,149	
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)
Less: May 1, 2023		(\$135,000)
CURRENT BONDS OUTSTANDING		\$7,455,000

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	138	163,701.31	128,319.53	292,020.85
NET DIRECT INVOICE	138	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	445	521,621.73	413,782.87	935,404.60

RECEIVED	BALANCE DUE	SERIES 2019A DEBT PAID	O&M PAID	TOTAL PAID
DFC WILFORD LLC	(0.00)	163,701.32	128,319.53	292,020.85
TOTAL DUE / RECEIVED DIRECT	(0.00)	163,701.32	128,319.53	292,020.85
TAX ROLL DUE / RECEIVED	(1,702.92)	358,867.77	286,218.90	645,086.67
TOTAL DUE / RECEIVED	(1,702.92)	522,569.09	414,538.43	937,107.52

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
6	1/11/2023	4,167.17	2,318.24	1,848.93
7	2/7/2023	23,155.66	12,881.71	10,273.95
8	3/7/2023	2,062.10	1,147.17	914.93
9	4/7/2023	2,957.88	1,645.50	1,312.38
10	5/8/2023	-	-	-
11	6/8/2023	4,424.92	2,461.62	1,963.30
TAX CERTIFICATES	6/21/2023	2,455.26	1,365.88	1,089.38
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL TAX ROLL RECEIPTS		645,086.67	358,867.77	286,218.90

(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


9/1/23 - 9/30/23

Check Date	Check #'s	Total Amount
9/1/23	430-431	\$4,587.38
9/27/23	432-443	\$48,201.93
Total		\$52,789.31

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/27/23	00001	9/14/23 116	202308 320-57200-45000		*	290.04	
		AUG GEN FAC MAINT		GOVERNMENTAL MANAGEMENT SERVICES			290.04 000436
9/27/23	00026	9/01/23 390868	202309 320-57200-49600		*	85.00	
		SEP CLOUD MNGMNT SRVC		HI-TECH SYSTEM ASSOCIATES			85.00 000437
9/27/23	00011	9/14/23 23-00319	202309 310-51300-48000		*	74.50	
		NTC OF BOS MTG 9/14					
		9/14/23 23-00320	202309 310-51300-48000		*	1,652.00	
		PUB HEAR;MTG 9/14;9/21					
		9/14/23 23-00329	202309 310-51300-48000		*	84.50	
		NOTICE OF MEETINGS 9/14		JACKSONVILLE DAILY RECORD			1,811.00 000438
9/27/23	00021	8/31/23 3268648	202307 310-51300-31500		*	2,283.66	
		JUL GENERAL COUNSEL		KUTAK ROCK LLP			2,283.66 000439
9/27/23	00033	9/11/23 1817908	202309 330-57200-46000		*	870.00	
		SEP LAKE MANAGEMENT		THE LAKE DOCTORS INC			870.00 000440
9/27/23	00022	8/07/23 12910233	202308 320-57200-49400		*	495.00	
		POOL PARTY 8/11/23					
		8/07/23 12910234	202309 320-57200-49400		*	395.00	
		MOVIE NIGHT 9/22/23		PROGRESSIVE ENTERTAINMENT			890.00 000441
9/27/23	00020	8/31/23 7	202308 320-57200-46530		*	399.40	
		AUG POOL MONITOR SERVICES		RIVERSIDE MANAGEMENT SERVICES, INC			399.40 000442
9/27/23	00016	9/01/23 JAX58707	202309 330-57200-42000		*	10,140.50	
		SEP LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE			10,140.50 000443
TOTAL FOR BANK A						52,789.31	
TOTAL FOR REGISTER						52,789.31	

WILP WILFORD PRES OKUZMUK

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Public Management Solutions
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

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

ACCOUNT NUMBER	DATE	BALANCE
730725	8/28/2023	\$870.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

0000000730725300100000001193000000008700096

Please Return this portion with your payment

Invoice Due Date 8/28/2023 Invoice 1817907 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2639 Firethorn Ave	Orange Park, FL 32073				
8/28/2023	Water Management - Monthly		\$870.00	\$0.00	\$870.00

Treated for shareline weeds with John Deere Gator. Some clarification needed regarding boat launch areas on a few ponds. Will need to be patient in regards to algae reduction as we can only target 50% of each pond as we begin trying to get the existing algae under control.



Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$870.00

This Invoice Total:

\$870.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 730725

Portal Registration #: 6DDB50F5

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



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

Invoice Number: 7034474
Invoice Date: 08/25/2023
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

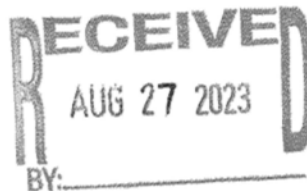
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$3,717.38

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: 7034474
Current Due: \$3,717.38
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





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

Invoice Number: 7034474
Invoice Date: 08/25/2023
/ Direct Inquiries To: Scott Schuhle
Phone: 954-938-2476

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 08/01/2023 - 07/31/2024				\$3,450.00
Incidental Expenses 08/01/2023 to 07/31/2024	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38





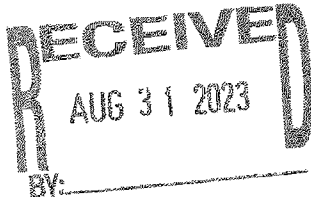
10459 Hunters Creek Court
Jacksonville, Florida 32256

Invoice

Date	Invoice #
8/31/2023	1670
Project #	1952

Bill To

Wilford Preserve CDD
Ms. Marilee Giles, District Manager
GMS
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Description	Amount
Reserve Analysis	3,900.00
 <p>RECEIVED AUG 31 2023 BY: _____</p>	

E-mail

csheppard@communityadvisors.com

Phone #

904-303-3275

Pay This Amount

\$3,900.00

Terms

Due on receipt



Wilford Preserve Community Development District
c/o Governmental Management Services
475 West Town Place, Ste 114
St. Augustine, FL 32092

INVOICE

Customer	Wilford Preserve Community Development District
Acct #	704
Date	09/20/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 17,036.00
Payment Amount	
Payment for	Invoice#19919
100123301	

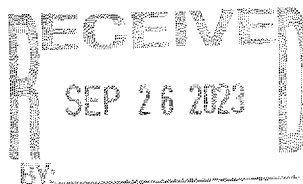
Thank You

Please detach and return with payment



Customer: Wilford Preserve Community Development District

Invoice	Effective	Transaction	Description	Amount
19919	10/01/2023	Renew policy	Policy #100123301 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/20/2023	17,036.00



Total
\$ 17,036.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	scilmer@egisadvisors.com	09/20/2023

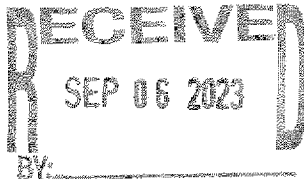
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 114**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Contract Administration - September 2023		3,750.00	3,750.00
Janitorial - September 2023		791.67	791.67
Pool Maintenance - September 2023		833.33	833.33



Jerry Lambert
9-6-23

Total	\$5,375.00
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Payments/Credits	\$0.00
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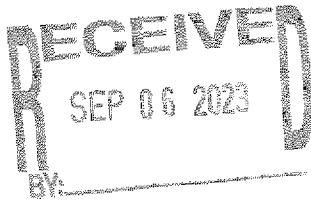
Balance Due	\$5,375.00
--------------------	-------------------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 115**Invoice Date:** 9/1/23**Due Date:** 9/1/23**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 - September 2023		4,095.00	4,095.00
Website Administration - September 2023		62.50	62.50
Information Technology - September 2023		104.17	104.17
Dissemination Agent Services - September 2023		583.33	583.33
Office Supplies		0.57	0.57
Postage		104.87	104.87
Copies		163.80	163.80
Telephone		7.09	7.09
			

Total \$5,121.33**Payments/Credits** \$0.00**Balance Due** \$5,121.33

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

Invoice

Invoice #: 116
Invoice Date: 9/14/23
Due Date: 9/14/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2023		210.00	210.00
Maintenance Supplies		80.04	80.04
Gen. Facility Maint. #290 ⁰⁴ 1.320.57200.45000			
<div>RECEIVED SEP 19 2023 BY: _____</div> <div><i>Jerry Lambert</i> 9-19-23</div>			

Total \$290.04

Payments/Credits \$0.00

Balance Due \$290.04

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF AUGUST 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/22/23	2	A.B.	Removed debris from ponds
8/29/23	2	A.B.	Storm prep for hurricane securing items down
8/31/23	2	A.B.	Post hurricane clean up and assessment of property

TOTAL	<u>6</u>
-------	----------

MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WILFORD PRESERVE	8/7/23	1/2" PVC Coupling	0.44	A.B.
	8/7/23	25pk 1/2" PVC Wall Clamps	5.28	A.B.
	8/7/23	Sealed 1/2" PVC Connector for Conduit	3.59	A.B.
	8/7/23	Rectangular 1 Gang Blank Cover	1.61	A.B.
	8/7/23	1/2" 1 Gang Outlet Box	7.95	A.B.
	8/7/23	2x 1/2"x2' PVC Straight Pipes	6.03	A.B.
	8/7/23	Black Matte Spray Paint	8.03	A.B.
	8/7/23	3m Sandpaper 100grit	6.88	A.B.
	8/7/23	3m Sandpaper 60 grit	6.88	A.B.
	8/7/23	3/16" Pull Toggle Bolts 6pk	8.80	A.B.
	8/7/23	3' 2x4	2.69	A.B.
	8/28/23	Heavy Duty Hingpin Door Stop	3.37	A.B.
	8/28/23	2pk Heavy Duty Wedge Door Stops	7.15	A.B.
	8/28/23	1/4"x200' All Purpose Clothesline	11.47	A.B.
		TOTAL	<u>\$80.04</u>	



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

Wilford Preserve
475 West Town Place Ste 114
Saint Augustine, FL 32092

[Click Here to Pay Online!](#)

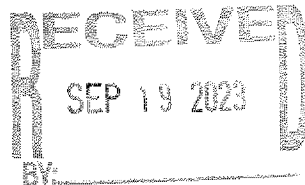
Invoice

Invoice #: 390868
Invoice Date: 09/01/2023
Completed: 09/01/2023
Terms: Due on Aging Date
Bid#:

475 West Town Place
Ste 114

HiTechFlorida.com

Description	Qty	Rate	Amount
9-12161-ACC-1 - Access Control System - Wilford Preserve - 2535 Firethorn AV, Orange Park, FL	1.00	\$85.00	85.00
Enterprise Cloud Device Management Service			
Sales Tax			0.00



Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$85.00
Payments	\$0.00
Balance Due	\$85.00

Jacksonville Daily Record

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(904) 356-2466

INVOICE

September 14, 2023

Date

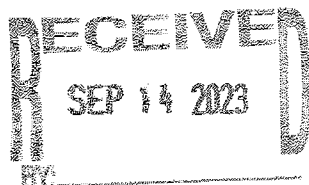
Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Serial #	23-00319C	PO/File #		\$74.50
				Payment Due
Notice of Board of Supervisors Meeting				
				\$74.50
Wilford Preserve Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	9/14			
County	Clay			

*Payment is due before
the Proof of Publication
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Serial # 23-00319C on your
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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, September 21, 2023 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32066, 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 mgiles@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 will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the 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

Sep. 14 00 (23-00319C)

Jacksonville Daily Record

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Jacksonville, FL 32201
(904) 356-2466

INVOICE

September 14, 2023

Date

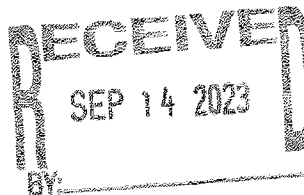
Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Serial #	23-00320C	PO/File #		\$1,652.00
				Payment Due
Notice of Public Hearings to Consider, etc., Notice of Meeting				
				\$1,652.00
Wilford Preserve Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	9/14,21			
County	Clay			

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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 PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTIONS 170.07 AND 197.3832, FLORIDA STATUTES, BY
THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF MEETING OF
THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
In accordance with Chapters 170, 190 and 197, Florida Statutes, the Wilford Preserve Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: October 17, 2023
TIME: 1:30 p.m.
LOCATION: Plantation Oaks Amenity Center
866 Oakleaf Plantation Pkwy.
Orange Park, Florida 32066

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water, wastewater and reuse water utilities, roadways and sidewalks, recreational areas, landscape, entry features, landscape, and buffering, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023 ("Engineer's Report"). Specifically, the Project includes public infrastructure benefitting the "Phase 4" property, also known as the "Expansion Parcel," within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the assessment area, as set forth in the *Supplemental Special Assessment Methodology Report for Assessment Area IV*, dated August 17, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

As amended, the District is located entirely within the unincorporated boundaries of Clay County, Florida, and is located North of Kildeerwood Drive, west of Little Black Creek, east of Cheswick Oak Avenue and south of Spencer Plantation Boulevard. A geographic depiction of the District is shown below. The Expansion Parcel is expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082 Phone 904-940-6860. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The proposed Debt Assessments for the Expansion Parcel are as follows:

<i>Property Type</i>	<i>Planned Lots</i>	<i>UFR Factor</i>	<i>Series 2022 Allocated Per Debt</i>	<i>Series 2023 Per Debt Per Unit</i>	<i>Annual Gross Assessment Per Unit*</i>
Single Family 50' Lot	128	1.00	\$2,314,747	\$17,302.63	\$1,202.06
Single Family 50' Lot	20	1.20	\$415,263	\$20,763.16	\$1,112.37

*Includes 2% Clay County collection cost and maximum early payment discount of 4%.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or Board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilyn Giles
District Manager
RESOLUTION 2023-16

[DECLARING RESOLUTION - BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR A BOUNDARY AMENDMENT PARCEL; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Jacksonville Daily Record

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INVOICE

September 14, 2023

Date

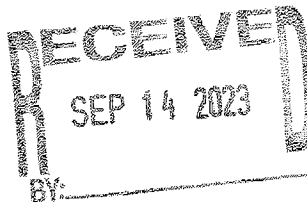
Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Serial #	23-00329C	PO/File #		\$84.50
Notice of Meetings				Payment Due
				\$84.50
Wilford Preserve Community Development District				Publication Fee
				Amount Paid
Case Number				
Publication Dates	9/14			
County	Clay			

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check or remittance advice.



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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 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 2024 at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 at 1:30 p.m. on the third Tuesday of each month listed (unless notated otherwise*) as follows:

October 17, 2023
November 21, 2023
December 19, 2023
January 16, 2024
February 20, 2024
March 19, 2024
April 16, 2024
May 15, 2024 at 5:00 p.m.
(*Third Wednesday)
June 18, 2024
July 17, 2024 at 6:00 p.m.
(*Third Wednesday)
August 20, 2024
September 17, 2024

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, 476 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-8850, or on the District's website, www.WilfordPreserveCDD.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) 940-8850 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) / 1-800-955-6770 (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.

Marilee Giles
District Manager

Sep. 14 00 (23-00329C)

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

August 31, 2023



Reference: Invoice No. 3268648

Client Matter No. 23023-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3268648
23023-1

Re: General Counsel

For Professional Legal Services Rendered

07/05/23	W. Haber	0.30	99.00	Review agenda for June meeting; confer with Sigmon regarding same
07/17/23	K. Jusevitch	0.40	58.00	Prepare lake maintenance agreement; confer with Haber
07/18/23	W. Haber	0.20	66.00	Review and revise agreement for lake maintenance
07/19/23	W. Haber	2.80	924.00	Prepare for and participate in Board meeting
07/25/23	W. Haber	0.60	198.00	Review and revise license agreement; confer with Giles regarding same
07/26/23	K. Jusevitch	1.60	232.00	Confer with Haber regarding security and landscaping agreements; prepare assessment and uniform method hearing documents
07/27/23	A. Warner	1.50	217.50	Prepare agreements; confer with Haber regarding same

KUTAK ROCK LLP

Wilford Preserve CDD

August 31, 2023

Client Matter No. 23023-1

Invoice No. 3268648

Page 2

07/28/23	W. Haber	0.40	132.00	Review and revise agreement for landscape maintenance
07/31/23	A. Warner	1.00	145.00	Prepare agreements; confer with Haber regarding same

TOTAL HOURS	8.80
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TOTAL FOR SERVICES RENDERED	\$2,071.50
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DISBURSEMENTS

Filing and Court Fees	72.00
Meals	7.04
Reproduction Costs	0.80
Travel Expenses	132.32

TOTAL DISBURSEMENTS	<u>212.16</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$2,283.66</u>
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MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.

Water Management Services

Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

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

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000007307253001000000012389400000008700096

Please Return this portion with your payment

Invoice Due Date 9/11/2023

Invoice 1817908

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2639 Firethorn Ave Orange Park, FL 32073					
9/11/2023	Water Management - Monthly		\$870.00	\$0.00	\$870.00

Treated all ponds for invasive, aquatic vegetation. Thank you and we should be celebrating good results in the coming weeks. :-)

RECEIVED
SEP 12 2023
BY: _____

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$870.00

This Invoice Total:

\$870.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 730725

Portal Registration #: 6DDB50F5

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Please Code to Wilford Preserve CDD Special Events:
1.320.572.49400



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

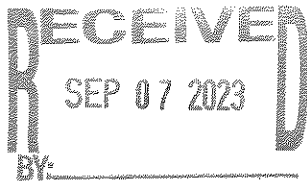
Invoice date: 8/7/2023 **Invoice #12910233** **Terms:** Net 10 days **PO#**
Customer name: Wilford Preserve CDD **Type of Event:** Pool Party
Billing address: 475 W. Town Place, St. Augustine, FL 32092 Back to School
Original contact person: Jay Soriano Cell-904-342-1441 **E-mail/ fax:** jsoriano@gmsnf.com
At event contacts with cell: Andrew Bevis C-904-861-7276 manager@wilfordpreservecdd.com
Event date: Friday August 11, 2023 **Hours of event:** 6:00 pm-8:00 pm **Hours of service:** Same
Approximate set up time: Between: 4:30 and 5:00 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:

*Mobile DJ Service

Reg. Rate	\$	595.00	Your Cost	\$	495.00
Total Reg. Cost:	\$	595.00	Your Total	\$	495.00
Total Savings	\$	100.00			



Sub Total:	\$	495.00
Sales Tax:	\$	-
Credit Card Fee	\$	17.32
Invoice Total:	\$	512.32
50 % Deposit required:	\$	Waived
Balance due at set up:		
Payments received	\$	-
Current Balance	\$	512.32

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: _____

Please Code to Wilford Preserve CDD special events
1.320.572.49400



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: 8/7/2023 **Invoice #**12910234 **Terms:** Net 10 days **PO#**
Customer name: Wilford Preserve CDD **Type of Event:** Movie night
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: Andrew Bevis C-904-861-7276 **manager@wilfordpreservecdd.com**
Event date: Friday September 22, 2023 **Hours of event:** 8:30 pm or when dark till end **Hours of service:** Same
Approximate set up time: Between: 7:00-7:15 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

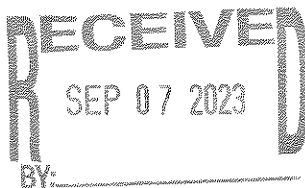
Notes:

SERVICES NEEDED:

*16' Inflatable Movie System, full sound, with operator

Reg. Rate	\$	495.00	Your Cost	\$	395.00
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Total Savings	\$	100.00
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Sub Total:	\$	395.00
Sales Tax:	\$	-
Credit Card Fee		13.48
Invoice Total:	\$	408.48
50 % Deposit required:	\$	Waived
Balance due at set up:		

Payments received	\$	-
Current Balance	\$	408.48

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: _____

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

Invoice

Bill To:
Wilford Preserve CDD

Invoice #: 7
Invoice Date: 8/31/2023
Due Date: 8/31/2023
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through August 2023 1.320.572.46530	19.97	20.00	399.40
<div>RECEIVED SEP 08 2023 BY: _____</div> <div><i>Jerry Lambert</i> 9-8-23</div>			

Total \$399.40

Payments/Credits \$0.00

Balance Due \$399.40

WILFORD PRESERVE CDD

POOL MONITOR

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
19.97	Pool Monitor	\$ 20.00	\$ 399.40
Covers August 2023			
GL Code 1.320.572.46530			
TOTAL DUE:			<u>\$ 399.40</u>

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
POOL MONITOR BILLABLE HOURS FOR AUGUST 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/5/23	4.35	L.D.	Pool Monitor
8/6/23	4.72	L.D.	Pool Monitor
8/12/23	1.22	L.D.	Pool Monitor
8/19/23	3.83	L.D.	Pool Monitor
8/20/23	1.43	L.D.	Pool Monitor
8/26/23	4.42	L.D.	Pool Monitor
GRAND TOTAL	<u>19.97</u>		

**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 587072	9/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

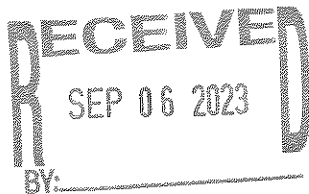
Invoice Due Date: October 1, 2023

Invoice Amount: \$10,140.50

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$10,140.50

Invoice Total **\$10,140.50**

IN COMMERCIAL LANDSCAPING



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

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