

WILFORD PRESERVE
Community Development District

MARCH 19, 2024

AGENDA

**Wilford Preserve
Community Development District**

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

March 12, 2024

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, March 19, 2024 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Discussion with Clay County Sheriff's Office on the Clay Community Connect Program*
- IV. Approval of the Minutes of the February 20, 2024 Board of Supervisors Meeting
- V. Acceptance of the Draft Fiscal Year 2023 Audit Report
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition No. 192 (Series 2019A)
 - C. District Manager
 - D. Amenity / Operations Manager – Monthly Operations Report
- VII. Financial Reports
 - A. Financial Statements as of February 29, 2024
 - B. Check Register
- VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – Tuesday, April 16, 2024 at 1:30 p.m. at the Plantation Oaks Amenity Center

X. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

MINUTES

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Tuesday, February 20, 2024 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Louis Cowling	Vice Chairman
Jordan Beall	Supervisor
Braden Smith	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Glynn Taylor	District Engineer
Jay Soriano	Operations Manager

The following is a summary of the discussions and actions taken at the February 20, 2024 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

Peter Groeneveld asked if anyone is going to send a letter to the homeowner with a box truck that sometimes sticks out in the street and has caused damage to the grass.

Mr. Cowling stated that it is an HOA issue.

Peter Groeneveld stated that he was told it was mandatory for everyone to have a tan fence and asked why the fences at the pool and dog park are white.

Mr. Cowling stated that he would look at the architectural review rules.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 19, 2023 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor the minutes of the December 19, 2023 Board of Supervisors meeting were approved.

Mr. Soriano joined the meeting at this time.

FOURTH ORDER OF BUSINESS

**Consideration of Requests to Install
Fencing in Easements**

Ms. Giles stated that Mr. Soriano and Mr. Taylor have reviewed the following requests.

A. 605 Sycamore

There being no concerns with the request, a motion to approve followed.

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor the request to install fencing at 605 Sycamore was approved.

B. 2978 Firethorn

There being no concerns with the request, a motion to approve followed.

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor the request to install fencing at 2978 Firethorn was approved.

C. 3024 Water Elm

Ms. Giles stated that the homeowner at 3024 Water Elm had a fence up previously and will be replacing the fencing with a different type of fence.

Mr. Soriano stated that the backup documentation mentions the fence going across an easement, and it is going across a corner of the easement, however it will not affect the District's access.

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor the request to install fencing at 3024 Water Elm was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Memo Regarding Ethics Training

Mr. Haber informed the Board that all CDD supervisors are no required to obtain four hours of ethics training by the end of each year. A memorandum was presented that provided options for completing that training. He noted there is no certificate or acknowledgement for completing the training on the free courses. The board members will acknowledge their completion of the training courses on the 2024 Form 1 that they will submit in 2025.

B. District Engineer - Requisition Nos. 189 and 191 (Series 2019A)

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

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor requisition numbers 189 and 191 were ratified.

C. District Manager

Ms. Giles informed the Board the budget for Fiscal Year 2025 will be approved at the May 15th meeting and the adoption will be scheduled for the July 17th meeting.

D. Amenity / Operations Manager – Monthly Operations Report

Mr. Soriano provided the Board with an amenity and operations report and reported on vandalism in which the door handles and mirrors were ripped off. He also reported that a fight took place at the amenity center, and he is in possession of footage of the fight but cannot tell if the people involved are residents. He asked whether the footage should be shared with the community to ask for help in identifying the people involved.

Mr. Haber advised that the footage taken by cameras other than the CDD's camera can be shared. The footage taken by the CDD's camera should not be shared as it is considered exempt and confidential from public record.

Mr. Cowling stated if any residents were involved, access to the amenity facilities can be suspended and their parents can be notified.

Mr. Soriano also reported on issues with homeowners parking in the grass and stated that he may get the HOA involved.

Lastly, Mr. Soriano relayed a request to allow the Clay County Sheriff's Office to access the District's security camera system noting there would be an annual fee after the first year. This item will be included on the next agenda for further discussion.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of January 31, 2024

B. Check Registers

1. December

2. January

Ms. Giles gave a brief overview of the financial reports, copies of which were included in the agenda package and noted the check register for December totals \$69,837.32 and the check register for January totals \$37,433.73.

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor the check registers were approved.

C. Boundary Amendment Funding Request #1

A copy of boundary amendment funding request number one totaling \$14,025.66 was included in the agenda package for the Board's review.

On MOTION by Mr. Cowling seconded by Mr. Smith with all in favor boundary amendment funding request #1 was approved.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Supervisor Requests

Mr. Cowling stated that the second asphalt lift and all curb repairs have been done in all three phases and striping is in progress. The final walk through with Clay County will be done once striping is complete. Silt fences and other construction related items will be removed in the next 30 days. He is currently looking into lighting the entry sign.

Audience Comments

Robert Keefe relayed a complaint of drainage issues on the sidewalk in front of 634 Lancewood Court. Additionally, the area in front of the mailboxes on Flower Branch has a rut

from people driving up on it. He also expressed his concern on the fight at the amenity center. Lastly, he commented that there are other parking issues with a semi-truck on Firethorn and the same homeowner parking his smaller vehicle on the CDD-owned grass between the street and sidewalk, and another issue across from the pool.

Mr. Cowling stated that he would discuss what can be done to fix the depression at the mailboxes with Mr. Taylor.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 19, 2024
at 1:30 p.m. at the Plantation Oaks
Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**WILFORD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Wilford Preserve Community Development District
Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Wilford Preserve Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxxxxxx, xxxx**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxxxxxx, xxxx

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Wilford Preserve Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,426,631.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,067,905, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,644,133, a decrease of (\$1,195,805), in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2023	2022
Current and other assets	\$ 1,651,417	\$ 3,222,580
Capital assets, net of depreciation	12,992,798	11,417,972
Total assets	14,644,215	14,640,552
Current liabilities	202,584	616,826
Long-term liabilities	9,015,000	10,665,000
Total liabilities	9,217,584	11,281,826
Net position		
Net investment in capital assets	4,023,784	2,304,679
Restricted	1,327,606	1,003,964
Unrestricted	75,241	50,083
Total net position	\$ 5,426,631	\$ 3,358,726

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations

The District's net position increased during the most recent fiscal year. The majority of the increase the result of an increase in prepaid assessments received during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 2,884,875	\$ 2,309,469
Operating grants and contributions	35,585	711
Capital grants and contributions	56,997	7,752
General revenues		
Unrestricted investment earnings	3,357	31
Miscellaneous	183	436
Total revenues	<u>2,980,997</u>	<u>2,318,399</u>
Expenses:		
General government	107,282	95,239
Maintenance and operations	288,761	149,761
Interest	517,049	602,785
Total expenses	<u>913,092</u>	<u>847,785</u>
Change in net position	2,067,905	1,470,614
Net position - beginning	3,358,726	1,888,112
Net position - ending	<u>\$ 5,426,631</u>	<u>\$ 3,358,726</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$913,092. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessment revenue in the current fiscal year. The majority of the increase in revenues is due to an increase in prepaid revenues. In total, expenses increased over the prior fiscal year mainly due to an increase in maintenance expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$12,992,798 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken as the assets have not been placed in service. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$9,015,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

It is anticipated that the cost of general operations of the District will increase during the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wilford Preserve Community Development District's Finance Department at 475 West Town Place, Suite 114 St. Augustine, FL 32092.

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 24,413
Investments	36,276
Due from others	4,440
Assessments receivable	46,298
Prepays	21,836
Restricted assets:	
Investments	1,518,154
Capital assets:	
Nondepreciable	12,992,798
Total assets	<u>14,644,215</u>
LIABILITIES	
Accounts payable	7,284
Accrued interest payable	195,300
Non-current liabilities:	
Due within one year	145,000
Due in more than one year	8,870,000
Total liabilities	<u>9,217,584</u>
NET POSITION	
Net investment in capital assets	4,023,784
Restricted for debt service	1,327,606
Unrestricted	75,241
Total net position	<u>\$ 5,426,631</u>

See notes to the financial statements

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 107,282	\$ 107,282	\$ -	\$ -	\$ -
Maintenance and operations	288,761	310,379	-	56,997	78,615
Interest on long-term debt	517,049	2,467,214	35,585	-	1,985,750
Total governmental activities	913,092	2,884,875	35,585	56,997	2,064,365
		General revenues:			
		Unrestricted investment earnings			3,357
		Miscellaneous			183
		Total general revenues			3,540
		Change in net position			2,067,905
		Net position - beginning			3,358,726
		Net position - ending			<u>\$ 5,426,631</u>

See notes to the financial statements

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 24,413	\$ -	\$ -	\$ 24,413
Investments	36,276	1,476,608	41,546	1,554,430
Assessment receivable	-	46,298	-	46,298
Due from others	-	-	4,440	4,440
Prepays	21,836	-	-	21,836
Total assets	<u>\$ 82,525</u>	<u>\$ 1,522,906</u>	<u>\$ 45,986</u>	<u>\$ 1,651,417</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 7,284	\$ -	\$ -	\$ 7,284
Total liabilities	<u>7,284</u>	<u>-</u>	<u>-</u>	<u>7,284</u>
Fund balances:				
Nonspendable:				
Prepays	21,836	-	-	21,836
Restricted for:				
Debt service	-	1,522,906	-	1,522,906
Capital projects	-	-	45,986	45,986
Unassigned	53,405	-	-	53,405
Total fund balances	<u>75,241</u>	<u>1,522,906</u>	<u>45,986</u>	<u>1,644,133</u>
Total liabilities and fund balances	<u>\$ 82,525</u>	<u>\$ 1,522,906</u>	<u>\$ 45,986</u>	<u>\$ 1,651,417</u>

See notes to the financial statements

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds	\$	1,644,133
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as position in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	12,992,798	
Accumulated depreciation	-	12,992,798

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(195,300)	
Bonds payable	(9,015,000)	(9,210,300)
Net position of governmental activities	\$	<u><u>5,426,631</u></u>

See notes to the financial statements

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 417,661	\$ 2,467,214	\$ -	\$ 2,884,875
Interest income	3,357	35,585	56,997	95,939
Miscellaneous income	183	-	-	183
Total revenues	421,201	2,502,799	56,997	2,980,997
EXPENDITURES				
Current:				
General government	107,282	-	-	107,282
Maintenance and operations	288,761	-	-	288,761
Debt service:				
Principal	-	1,650,000	-	1,650,000
Interest	-	555,933	-	555,933
Capital outlay	-	-	1,574,826	1,574,826
Total expenditures	396,043	2,205,933	1,574,826	4,176,802
Excess (deficiency) of revenues over (under) expenditures	25,158	296,866	(1,517,829)	(1,195,805)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(12,108)	12,108	-
Total other financing sources (uses)	-	(12,108)	12,108	-
Net change in fund balances	25,158	284,758	(1,505,721)	(1,195,805)
Fund balances - beginning	50,083	1,238,148	1,551,707	2,839,938
Fund balances - ending	\$ 75,241	\$ 1,522,906	\$ 45,986	\$ 1,644,133

See notes to the financial statements

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (1,195,805)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	1,574,826
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,650,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>38,884</u>
Change in net position of governmental activities	<u><u>\$ 2,067,905</u></u>

See notes to the financial statements

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Wilford Preserve Community Development District ("District") was created on February 28, 2017 by Ordinance 2017-9 of Clay County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by landowners as such term is defined in chapter 190, Florida Statutes. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, all of the Board members are affiliated with Dream Finders Homes, LLC ("Developer").

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon an adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital assets within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and approve an Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District's investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	\$ 1,531,853	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	22,577	S&P AAAM	Weighted average maturity: 35 days
	<u>\$ 1,554,430</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 11,417,972	\$ 1,574,826	\$ -	\$ 12,992,798
Total capital assets, not being depreciated	11,417,972	1,574,826	-	12,992,798
Governmental activities capital assets, net	<u>\$ 11,417,972</u>	<u>\$ 1,574,826</u>	<u>\$ -</u>	<u>\$ 12,992,798</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$17,191,000. The infrastructure will include roadways and other transportation improvements, stormwater management system, water and sewer systems, and recreation areas. Certain costs will be funded by Bond proceeds while others will be funded by the Developer. Upon completion, certain assets will be conveyed to others but the District will own and maintain the stormwater management system and the recreation areas. The majority of the current year additions were acquired from the Developer.

NOTE 6 – LONG TERM LIABILITIES

Series 2018B

On July 23, 2018, the District issued \$6,230,000 of Special Assessment Bonds, Series 2018B due on May 1, 2028 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. The Bonds are due on May 1, 2028.

The Series 2018B Bonds are not subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. For the Series 2018B Bonds, this occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$1,515,000 of the Bonds. In addition, see Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2019A

On November 1, 2019, the District issued \$7,985,000 of Special Assessment Bonds, Series 2019A consisting of several term Bonds with due dates ranging from May 1, 2020 to May 1, 2049 and fixed interest rates ranging from 4.6% to 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2019A Bonds are subject to redemption at the option of the District prior to maturity. The Series 2019A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018B	\$ 3,075,000	\$ -	\$ 1,515,000	\$ 1,560,000	\$ -
Series 2019A	7,590,000	-	135,000	7,455,000	145,000
Total	<u>\$ 10,665,000</u>	<u>\$ -</u>	<u>\$ 1,650,000</u>	<u>\$ 9,015,000</u>	<u>\$ 145,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 145,000	\$ 468,720	\$ 613,720
2025	150,000	462,050	612,050
2026	160,000	455,150	615,150
2027	165,000	127,790	292,790
2028	1,735,000	439,540	2,174,540
2029-2033	1,025,000	1,609,200	2,634,200
2034-2038	1,300,000	1,328,200	2,628,200
2039-2043	1,680,000	964,520	2,644,520
2044-2048	2,170,000	481,520	2,651,520
2049	485,000	26,260	511,260
Total	<u>\$ 9,015,000</u>	<u>\$ 6,362,950</u>	<u>\$ 15,377,950</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$555,000 of the Series 2018B Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 413,784	\$ 417,661	\$ 3,877
Interest	-	3,357	3,357
Miscellaneous income	-	183	183
Total revenues	<u>413,784</u>	<u>421,201</u>	<u>7,417</u>
EXPENDITURES			
Current:			
General government	116,608	107,282	9,326
Maintenance and operations	297,176	288,761	8,415
Total expenditures	<u>413,784</u>	<u>396,043</u>	<u>17,741</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	25,158	<u>\$ 25,158</u>
Fund balance - beginning		<u>50,083</u>	
Fund balance - ending		<u>\$ 75,241</u>	

See notes to required supplementary information

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**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	12
Employee compensation	\$0
Independent contractor compensation	\$760,492
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$929.85 - \$989.20
	Series 2018B Debt service - \$1,130.53 - \$1,356.64
	Series 2019A Debt service - \$1,202.66 - \$1,443.19
Special assessments collected	\$2,884,875
Outstanding Bonds:	see Note 6 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Wilford Preserve Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wilford Preserve Community Development District, Clay County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated **Xxxxxxx, xxxx.**

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxxxxx, xxxx

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wilford Preserve Community Development District
Clay County, Florida

We have examined Wilford Preserve Community Development District's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wilford Preserve Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxxxxx, xxxx

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Wilford Preserve Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wilford Preserve Community Development District, Clay County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated **Xxxxxxx, xxxx**.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxxxxx, xxxx**, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wilford Preserve Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wilford Preserve Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxxxxx, xxxx

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SIXTH 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: 192
- (B) Name of Payee: Taylor & White, Inc.
- (C) Amount Payable: \$410.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Services contract with Wilford Preserve CDD
- (E) Amount, if any, that is to used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

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

or

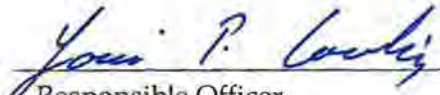
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with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

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

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

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

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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


Consulting Engineer



Taylor & White, Inc.

Civil Design & Consulting Engineers

INVOICE

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

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

Invoice number 5509
Date 02/14/2024

Project 16050.1 WILFORD PRESERVE CDD

Professional Services Rendered through 02/11/2024. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$410.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PHASE 2A REVISIONS CLOSED	0.00	24,515.00	24,515.00	0.00	0.00
ADDITIONAL SUPPLEMENTAL ENGINEER'S REPORT-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*TEMPORARY SALES TRAILER	0.00	565.00	565.00	0.00	0.00
ENGINEER'S SUPPLEMENTAL REPORT (LS)-CLOSED	5,000.00	5,000.00	5,000.00	100.00	0.00
*DISTRICT ENGINEER-HRLY-NTE	60,000.00	102,178.75	102,588.75	170.98	410.00
*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	12,308.75	12,308.75	123.09	0.00
REIMBURSABLES	0.00	10,224.17	10,224.17	0.00	0.00
Total	189,200.00	329,900.60	330,310.60	174.58	410.00

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E. eor	2.00	330.00
Jane M. White Requisitions	1.00	80.00
Phase subtotal		410.00
subtotal	3.00	410.00

Invoice total **410.00**

D.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

(904) 385-3026; wilfordpreservemanager@qmsnf.com

Memorandum

Date: March 2024
To: Board of Supervisors
From: GMS – Wilford Amenity Manager

Community:

Amenity Usage

- Total Facilities Usage – 268 overall
- Average daily usage – 9

Card counts:

New Owners	7
Replacements	0

Total cards Assigned: 7

Room Rentals

- 1 rental in month of February

Operations

- Replacement of the module from (High tech) door access
- Removal of handles on restrooms and install of door guards
- Install new mirror and backing Men's room
- Park/Greenspace Inspections and Cleaning - Completed monthly
- Lake Inspections - All lakes inspected monthly, outfalls cleaned due to trash
- Amenity Center phone and voicemail to be installed
- Weekly Maintenance:
 - Straighten all patio furniture, interior furniture and wipe down all tables
 - Change and restock all trash cans, collect any trash in and around amenity center
 - Restock all toilet paper, paper towels and address any issues
 - Blow off pool deck and surrounding areas
 - Entire amenity center cleaned and sanitized
 - Change and restock dog pots
 - Pool chemicals checked and recorded daily

Landscaping

- Monthly reports for February submitted and filed at Operations office

For questions, comments, or clarification, please contact:

- Brianna Wilson, Wilford Amenity Manager (904) 385-3026
- Jay Soriano, GMS Operations Manager (904) 274-2450

wilfordpreservemanager@qmsnf.com

isoriano@qmsnf.com

SEVENTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
February 29, 2024



Wilford Preserve
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 38,199	\$ -	\$ -	\$ 38,199
Due from Other	-	-	4,440	4,440
<u>Investments:</u>				
General Fund Custody	354,623	-	-	354,623
State Board of Administration (SBA)	2,669	-	-	2,669
<u>Series 2018B</u>				
Reserve	-	358,225	-	358,225
Revenue	-	7,349	-	7,349
Prepayment	-	164,773	-	164,773
Construction	-	-	13,957	13,957
<u>Series 2019</u>				
Reserve	-	193,081	-	193,081
Revenue	-	555,249	-	555,249
Construction	-	-	22,924	22,924
Prepaid Expenses	575	-	-	575
Deposits	1,350	-	-	1,350
Total Assets	\$ 397,416	\$ 1,278,677	\$ 41,321	\$ 1,717,415
Liabilities:				
Accounts Payable	\$ 1,773	\$ -	\$ -	\$ 1,773
Total Liabilities	\$ 1,773	\$ -	\$ -	\$ 1,773
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 575	\$ -	\$ -	\$ 575
Deposits	1,350	-	-	1,350
Restricted for:				
Debt Service	-	1,278,677	-	1,278,677
Capital Project	-	-	41,321	41,321
Assigned for:				
Unassigned	393,718	-	-	393,718
Total Fund Balances	\$ 395,643	\$ 1,278,677	\$ 41,321	\$ 1,715,642
Total Liabilities & Fund Balance	\$ 397,416	\$ 1,278,677	\$ 41,321	\$ 1,717,415

Wilford Preserve
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 505,720	\$ 498,880	\$ 498,880	\$ -
Interest Income	1,500	1,500	3,137	1,637
Miscellaneous Income	-	-	175	175
Total Revenues	\$ 507,220	\$ 500,380	\$ 502,191	\$ 1,811
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Attorney	15,000	6,250	1,899	4,352
Annual Audit	4,800	2,000	2,000	-
Assessment Administration	5,300	5,300	5,300	-
Arbitrage Rebate	1,200	500	600	(100)
Dissemination Agent	7,420	3,092	3,592	(500)
Trustee Fees	7,000	6,592	6,592	-
Management Fees	52,088	21,703	21,703	(0)
Information Technology	1,000	417	417	0
Website Maintenance	1,200	500	500	-
Telephone	300	125	31	94
Postage	500	208	191	17
Insurance	7,245	7,245	6,818	427
Printing & Binding	1,200	500	95	406
Legal Advertising	3,000	1,250	298	952
Other Current Charges	600	250	15	235
Office Supplies	200	83	1	82
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 114,228	\$ 58,691	\$ 50,226	\$ 8,465

Wilford Preserve
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 11,762	\$ 11,762	\$ 10,218	\$ 1,544
General Facility Maintenance	20,000	8,333	5,774	2,559
Amenity Manager	47,250	19,688	19,688	-
Janitorial Services	10,070	4,196	4,196	(0)
Pool Maintenance	15,000	6,250	6,250	-
Pool Chemicals	10,000	4,167	2,095	2,071
Pool Monitors	15,000	6,250	-	6,250
Security Monitoring	1,200	500	425	75
Security	40,000	16,667	18,535	(1,868)
Permit Fees	450	188	-	188
Telephone/Cable/Internet	2,000	833	-	833
Electric	16,200	6,750	2,639	4,111
Water/Sewer/Irrigation	36,524	15,218	8,736	6,482
Refuse Service	3,600	1,500	1,198	302
Special Events	5,000	2,083	-	2,083
Recreational Passes	1,500	625	-	625
Office Supplies / Mailings / Printing	600	250	-	250
Subtotal Amenity Center Expenditures	\$ 236,156	\$ 105,260	\$ 79,754	\$ 25,506
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 130,000	\$ 54,167	\$ 43,200	\$ 10,967
Landscape Contingency	2,500	1,042	540	502
Irrigation Maintenance	2,500	2,500	3,718	(1,218)
Lake Maintenance	14,336	5,973	4,350	1,623
Streetlighting	7,500	3,125	-	3,125
Subtotal Ground Maintenance Expenditures	\$ 156,836	\$ 66,807	\$ 51,808	\$ 14,999
Total Operations & Maintenance	\$ 392,992	\$ 172,066	\$ 131,562	\$ 40,504
Total Expenditures	\$ 507,220	\$ 230,757	\$ 181,788	\$ 48,969
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 269,623	\$ 320,403	\$ 50,780
Net Change in Fund Balance	\$ -	\$ 269,623	\$ 320,403	\$ 50,780
Fund Balance - Beginning	\$ -		\$ 75,241	
Fund Balance - Ending	\$ -		\$ 395,643	

Community Development District Month to Month

Revenues:

Expenditures:

General & Administrative:

[illegible]

Wilford Preserve
Community Development District
Debt Service Fund Series 2018 B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 98,038	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	386,877	386,877
Interest Income	3,000	3,000	18,147	15,147
Total Revenues	\$ 101,038	\$ 3,000	\$ 405,025	\$ 402,025
Expenditures:				
Interest -11/1	\$ 49,019	\$ 49,019	50,169	\$ (1,150)
Principal Prepayment - 11/1	-	-	555,000	(555,000)
Principal Prepayment - 2/1	-	-	370,000	(370,000)
Interest - 5/1	49,019	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ 98,038	\$ 49,019	\$ 975,169	\$ (926,150)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,000	\$ (46,019)	\$ (570,144)	\$ (524,125)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,967)	\$ (7,967)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,967)	\$ (7,967)
Net Change in Fund Balance	\$ 3,000	\$ (46,019)	\$ (578,112)	\$ (532,093)
Fund Balance - Beginning	\$ 306,361		\$ 1,108,459	
Fund Balance - Ending	\$ 309,361		\$ 530,348	

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 512,790	\$ 512,790	\$ -
Interest Income	2,500	2,500	10,603	8,103
Total Revenues	\$ 524,127	\$ 515,290	\$ 523,393	\$ 8,103
Expenditures:				
Interest -11/1	\$ 189,510	\$ 189,510	\$ 189,510	\$ -
Interest - 5/1	189,510	-	-	-
Principal - 5/1	145,000	-	-	-
Total Expenditures	\$ 524,020	\$ 189,510	\$ 189,510	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 107	\$ 325,780	\$ 333,883	\$ 8,103
Net Change in Fund Balance	\$ 107	\$ 325,780	\$ 333,883	\$ 8,103
Fund Balance - Beginning	\$ 225,208		\$ 414,447	
Fund Balance - Ending	\$ 225,315		\$ 748,330	

Wilford Preserve
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending February 29, 2024

Description	SE 2018B	SE 2019A
<u>Revenues</u>		
<i><u>Interest Income:</u></i>		
Construction	\$ 198	\$ 3,125
Transfer In	7,967	-
Total Revenues	\$ 8,166	\$ 3,125
<u>Expenditures</u>		
Capital Outlay	\$ -	\$ 15,955
Transfer Out	-	-
Total Expenditures	\$ -	\$ 15,955
Excess Revenues (Expenditures)	\$ 8,166	\$ (12,830)
Beginning Fund Balance	\$ 5,792	\$ 40,194
Ending Fund Balance	\$ 13,957	\$ 27,364

Wilford Preserve
Community Development District
Long Term Debt Report

Series 2018B, Special Assessment Bonds			
Interest Rate:	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 - 7/23/2018		\$	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)
Less: November 1, 2023			(555,000)
Less: February 1, 2024			(370,000)
Current Bonds Outstanding		\$	635,000

Series 2019A, Special Assessment Bonds			
Interest Rate:	4.6% - 5.2%		
Maturity Date:	11/1/2049		
Reserve Fund Definition	35% of Maximum Annual Debt Service		
Reserve Fund Requirement	\$	193,081	
Reserve Fund Balance		193,081	
BONDS OUTSTANDING - 11/1/2019		\$	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 2024 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2019A DEBT ASMT	FY24 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	445	519,803.94	505,703.79	1,025,507.72

SUMMARY OF TAX ROLL RECEIPTS

CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2019A DEBT RECEIPTS	O&M RECEIPTS	AMOUNT RECEIVED
1	11/6/2023	535.36	520.83	1,056.19
2	11/14/2023	6,900.12	6,712.94	13,613.06
3	11/28/2023	41,400.73	40,277.70	81,678.43
4	12/12/2023	455,272.21	442,922.54	898,194.75
5	12/22/2023	3,601.89	3,504.18	7,106.07
6	1/10/2024	3,917.27	3,811.01	7,728.28
7	2/5/2024	1,162.00	1,130.48	2,292.48
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		512,789.58	498,879.68	1,011,669.26

TAX ROLL DUE	7,014.36	6,824.11	13,838.46
PERCENT COLLECTED	99%	99%	99%

B.

WILFORD PRESERVE
Community Development District

Check Register Summary- General Fund

February 29, 2024

Check Date	Check #'s	Total Amount
2/16/24	498-508	\$ 26,925.06
	Total	\$ 26,925.06

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/16/24	00001	2/01/24	135	202402	310-51300-34000					*	4,340.67		
			FEB MANAGEMENT FEES										
		2/01/24	135	202402	310-51300-35200					*	100.00		
			FEB WEBSITE ADMIN										
		2/01/24	135	202402	310-51300-35100					*	83.33		
			FEB INFO TECH										
		2/01/24	135	202402	310-51300-31300					*	618.33		
			FEB DISSEM AGENT SRVCS										
		2/01/24	135	202402	310-51300-51000					*	.27		
			OFFICE SUPPLIES										
		2/01/24	135	202402	310-51300-42000					*	21.84		
			POSTAGE										
		2/01/24	135	202402	310-51300-42500					*	21.60		
			COPIES										
		2/01/24	135	202402	310-51300-41000					*	5.18		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,191.22	000498
2/16/24	00001	2/01/24	136	202402	330-57200-41000					*	3,937.50		
			FEB CONTRACT ADMIN										
		2/01/24	136	202402	320-57200-45500					*	839.17		
			FEB JANITORIAL										
		2/01/24	136	202402	320-57200-46500					*	1,250.00		
			FEB POOL MAINTENANCE										
									GOVERNMENTAL MANAGEMENT SERVICES			6,026.67	000499
2/16/24	00001	2/07/24	137	202402	320-57200-46510					*	34.98		
			POOL CHEM-TRICHLOR										
		2/07/24	137	202402	320-57200-46510					*	12.35		
			POOL CHEM-LIQUID BLEACH										
									GOVERNMENTAL MANAGEMENT SERVICES			47.33	000500
2/16/24	00010	2/05/24	25205	202402	310-51300-32200					*	2,000.00		
			AUDIT FYE 09/30/23										
									GRAU & ASSOCIATES			2,000.00	000501
2/16/24	00026	1/24/24	71798	202401	320-57200-49600					*	285.00		
			ACCESS CTRL SYSTEM										
									HI-TECH SYSTEM ASSOCIATES			285.00	000502
2/16/24	00026	2/01/24	399124	202402	320-57200-49700					*	85.00		
			FEB CLOUD MNGMNT SRVC										
									HI-TECH SYSTEM ASSOCIATES			85.00	000503
2/16/24	00026	2/13/24	72080	202402	320-57200-49600					*	884.99		
			HID AERO DOOR/READ EXPAN										
									HI-TECH SYSTEM ASSOCIATES			884.99	000504
									WILP WILFORD PRES OKUZMUK				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/16/24	00011	2/08/24 24-00041	202402 310-51300-48000	NTC OF BOS MTG 2/8	*	74.50	
				JACKSONVILLE DAILY RECORD			74.50 000505
2/16/24	00021	2/06/24 3351207	202312 310-51300-31500	DEC GENERAL COUNSEL	*	518.50	
				KUTAK ROCK LLP			518.50 000506
2/16/24	00035	2/01/24 9807	202402 320-57200-49600	FEB SECURITTY SERVICES	*	3,171.85	
				SECURITY DEVELOPMENT GROUP LLC			3,171.85 000507
2/16/24	00016	2/08/24 JAX65800	202402 320-57200-42000	FEB LANDSCAPE MAINTENANCE	*	8,640.00	
				YELLOWSTONE LANDSCAPE			8,640.00 000508
TOTAL FOR BANK A						26,925.06	
TOTAL FOR REGISTER						26,925.06	

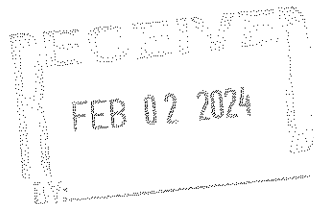
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 135**Invoice Date:** 2/1/24**Due Date:** 2/1/24**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 - February 2024		4,340.67	4,340.67
Website Administration - February 2024		100.00	100.00
Information Technology - February 2024		83.33	83.33
Dissemination Agent Services - February 2024		618.33	618.33
Office Supplies		0.27	0.27
Postage		21.84	21.84
Copies		21.60	21.60
Telephone		5.18	5.18



Total	\$5,191.22
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,191.22
--------------------	-------------------

1001 Bradford Way
Kingston, TN 37763

Invoice #: 136
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

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

RECEIVED
FEB 08 2024

Jerry Lambert
2-6-24

Total	\$6,026.67
Payments/Credits	\$0.00
Balance Due	\$6,026.67

1001 Bradford Way
Kingston, TN 37763

Invoice #: 137
Invoice Date: 2/7/24
Due Date: 2/7/24
Case:
P.O. Number: C BUSS 1479

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

RECEIVED
FEB 08 2024
BY: _____

Total	\$47.33
Payments/Credits	\$0.00
Balance Due	\$47.33

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Wilford Preserve CDD
475. West Town Place, Ste 114
St. Augustine, FL 32902

Invoice No. 25205
Date 02/05/2024

SERVICE

AMOUNT

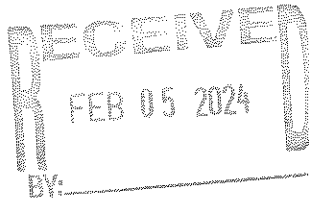
Project: Audit - FYE September 30, 2023
Audit

\$ 2,000.00

Subtotal: 2,000.00

Total 2,000.00

Current Amount Due \$ 2,000.00



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



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!](#)

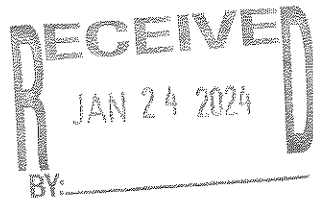
Invoice

Invoice #: 71798
Invoice Date: 01/24/2024
Completed: 01/24/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 71798

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			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	2.00	\$95.00	190.00
Sales Tax			0.00



Tech Resolution Note:

Replace old pro hub with the RMA pro hub.

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	\$285.00
Payments	\$0.00
Balance Due	\$285.00



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!](#)

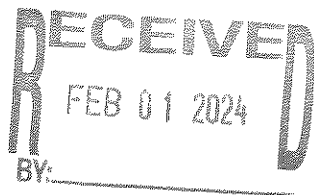
Invoice

Invoice #: 399124
Invoice Date: 02/01/2024
Completed: 02/01/2024
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			0.00
Sales Tax			



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



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!](#)

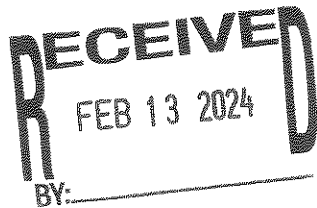
Invoice

Invoice #: 72080
Invoice Date: 02/13/2024
Completed: 02/13/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 72080

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	\$599.99	599.99
HID Aero Door/Reader Expansion Module	1.00	\$95.00	95.00
Minimum Service Call Charge	2.00	\$95.00	190.00
Service Labor			0.00
Sales Tax			



Tech Resolution Note:

Noah has sent proposal 7986 off of WeOpp 3603 to the customer. This is for the replacement controller. This service ticket is complete and the replacement will be run as a job.

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	\$884.99
Payments	\$0.00
Balance Due	\$884.99

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

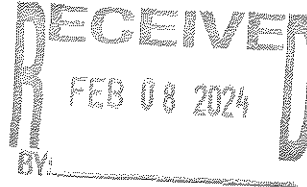
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

February 8, 2024

Date

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



Serial #	24-00041C	PO/File #		\$74.50
	Notice of Board of Supervisors Meeting			Payment Due
				\$74.50
	Wilford Preserve Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	2/8			
County	Clay			

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

Payment Due Upon Receipt

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

If your payment is being
mailed, please reference
Serial # 24-00041C on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

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

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

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

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

Notice is hereby given that the Board of Supervisors ("Board") of the Wilford Preserve Community Development District ("District") will hold a regular meeting on Tuesday, February 20, 2024 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or 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

Feb. 8 00 (24-00041C)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

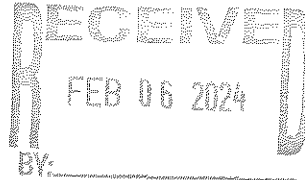
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

February 6, 2024



Reference: Invoice No. 3351207

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. 3351207
23023-1

Re: General Counsel

For Professional Legal Services Rendered

12/03/23	G. Lovett	0.50	125.00	Monitor legislative session for CDD related issues
12/08/23	W. Haber	0.20	66.00	Review resident correspondence
12/19/23	W. Haber	0.80	264.00	Prepare for and participate in Board meeting

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$455.00

DISBURSEMENTS

Filing and Court Fees 63.50

TOTAL DISBURSEMENTS 63.50

TOTAL CURRENT AMOUNT DUE \$518.50

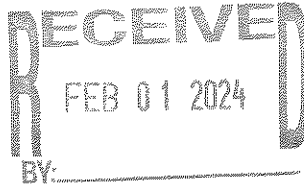


Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreesecurity.com
www.sthreesecurity.com

INVOICE

BILL TO

Wilford Preserve CDD
2740 Firethorn Avenue
Orange Park, Florida 32073



INVOICE # 9807

DATE 02/01/2024

DUE DATE 02/29/2024

TERMS End of the month

SERVICE MONTH

February

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	72	29.95	2,156.40
Vehicle Patrol 3 patrols a day Mon - Thurs	51	17.95	915.45
Fuel Charge Fuel Charge	1	100.00	100.00

SUBTOTAL	3,171.85
TAX	0.00
TOTAL	3,171.85
BALANCE DUE	\$3,171.85



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 658005	2/8/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Wilford Preserve CDD

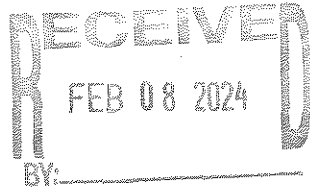
Address: Sycamore Way
Orange Park , FL 32073

Invoice Due Date: March 9, 2024

Invoice Amount: \$8,640.00

Description	Current Amount
Monthly Landscape Maintenance February 2024	\$8,640.00

Invoice Total **\$8,640.00**



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