

WILFORD PRESERVE
Community Development District

MARCH 18, 2025

AGENDA

**Wilford Preserve
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.WilfordPreserveCDD.com

March 11, 2025

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 18, 2025 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. Approval of the Minutes of the February 18, 2025 Meeting
- IV. Consideration of Request to Install Fence in District's Easement
 - A. 764 Sycamore
 - B. 726 Hiddenwood Way
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity / Operations Manager – Report
- VI. Financial Reports
 - A. Financial Statements as of February 28, 2025
 - B. Check Register
 - C. Boundary Amendment Funding Request No. 10

VII. Supervisors' Requests and Audience Comments

VIII. Next Scheduled Meeting – Tuesday, April 15, 2025 at 1:30 p.m. at the Plantation Oaks Amenity Center

IX. Adjournment

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 18, 2025 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	Chairman
Braden Smith	Vice Chairman
Robert Keefe	Supervisor
Gary McKee	Supervisor
Daniel Foley	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the February 18, 2025 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 21,
2025 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Smith seconded by Mr. Cowling with all in favor the minutes of the January 21, 2025 Board of Supervisors meeting were approved.
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FOURTH ORDER OF BUSINESS

Discussion of Towing Services

Mr. Keefe stated that the owner of the current towing vendor has been accused of fraud and is involved in ongoing litigation for the case. If he is a convicted felon, Mr. Keefe's understanding is the CDD, as a governmental entity, cannot do business with him.

Mr. Soriano stated that the agreement with the vendor is not binding and simply allows the towing company to tow from the District's property, so the contract can be terminated at any time. He has started looking for other towing companies, although he noted there are limitations, such as the tow lots have to be within so many miles of the District's property.

Mr. Haber stated that there is no issue from a legal perspective with continuing to use ASAP Towing until the legal proceedings are finalized.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Taylor stated that the bond letter has been provided for Phase 4 so that home construction can continue.

C. District Manager

Ms. Giles reminded the board members that they will again need to complete four hours of ethics training prior to December 31, 2025.

D. Amenity / Operations Manager – Monthly Operations Report

Mr. Soriano reported that the gates should be installed before it gets too busy at the pools. Additionally, he is continuing to work on irrigation repairs with the landscaping vendor.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of January 31, 2025

B. Check Register

Ms. Giles gave a brief overview of the financial reports, copies of which were included in the agenda package and noted the check register totals \$32,105.47.

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

C. Boundary Amendment Funding Request No. 9

A copy of boundary amendment funding request number nine totaling \$1,353 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 #9 was approved.

SEVENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mr. Cowling stated that the petition for Cheswick Oaks is close to being ready to submit to petition that the boundaries be amended.

Ms. Giles stated that staff will look at the amenity policies to see if any changes or needed once the amenity center is open for Wilford residents at Cheswick Oaks.

Mr. Keefe asked why there are dig flags along Firethorn.

Mr. Cowling responded that water and reuse lines are being tied in from Wilford 4 to Wilford Phase 2.

EIGHTH ORDER OF BUSINESS Next Scheduled Meeting – March 18, 2025 at 1:30 p.m. at the Plantation Oaks Amenity Center

NINTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Wilford Preserve Homeowners Association, Inc.
Architectural Control Committee Application

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

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

“THIRTY (30) DAYS are ALLOWED FOR THE APPROVAL PROCESS”

Directions for Electronic Filings:

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

From: Name: Trevor French
Address: 764 Sycamore Way
City, State, Zip: Orange Park, Fl 32073
Phone: (808) 312-2068 Email: ftrevor55@gmail.com
Lot Number: 109 Phase: _____ Application Date: 2/10/2025

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

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

Minimum Submittal Requirements

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

(Circle Improvement Type Below)

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

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

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

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

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

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

7. **Storage Sheds:** Not authorized.

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

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

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

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

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

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

14. **Other:** _____

MAP SHOWING AS BUILT SURVEY OF
LOT 109 AS SHOWN ON MAP OF
WILFORD PRESERVE UNIT 1

AS INCORPORATED BY THE PLAN TO THE PUBLIC RECORDS OF THE COUNTY OF
CLAY COUNTY, FLORIDA, REGISTERED UNDER
RECORD # 120031979
ON 08/18/2010 BY THE CLAY COUNTY ENGINEER
DESIGN # 120031979
REGISTERED PROFESSIONAL ENGINEER
(904) 644-2670

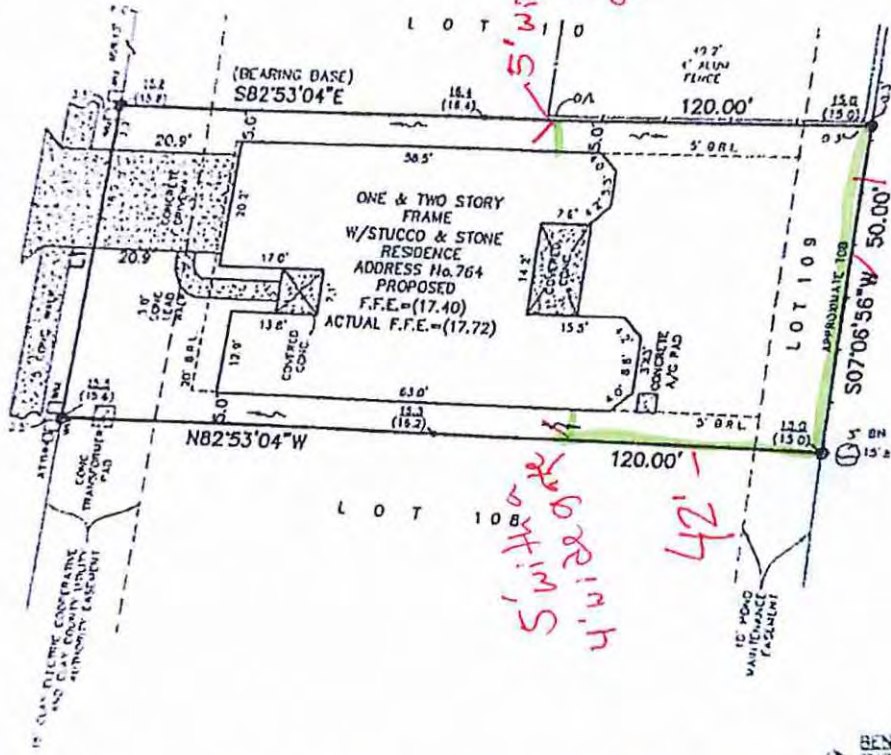
All New fence is
4'H 3R Aluminum (black)

L1 N07°06'56"E
50.00'

5' with a
4' wide
gate

50' with a 4' wide gate

SYCAMORE WAY
(10' PRIVATE RIGHT-OF-WAY)



TRACT TO
DRAINAGE EASEMENT OUTSIDE OF MAINTENANCE BENCH
BEHIND TO OUTSIDE OF MAINTENANCE BENCH

NOTES:

1. TREES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DEVELOPMENT LANDSCAPE PLANS. SHEET TREE LOCATIONS MAY BE ADJUSTED FOR DRIVEWAYS BUT SHOULD NOT POSE A SIGNI OBSTRUCTION.
2. SIGN/FENCE LINES ARE TO THE FOUNDATION.
3. NO PART OF THE STRUCTURE SHALL ENCRUMB IN THE DR. L.
4. TERRACE FLAGS ON COVERED LAWN AND COVERED PORCHES MAY ENCRUMB.

BENCHMARK:
END NAIL & DISK LB 1857
IN BACK OF CURB IN FRONT
OF LOTS 92 & 93 ON
SYCAMORE WAY
ELEVATION: (15.25)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

LEGEND & ABBREVIATIONS

- DEMOTES FOUND 1/2"
- IN LB END
- UNLESS OTHERWISE NOTED
- WM - DENOTES WATER METER
- ATM - DENOTES AIR TIGHT NOSE
- C.E.C. - DENOTES CLAY ELECTRIC COOPERATIVE
- C.C.U.A. - DENOTES CLAY COUNTY UTILITY AUTHORITY
- DENOTES DIRECTION OF FLOW "D"
- (000) - DENOTES PRE-CONSTRUCTION ELEVATION
- 00R - DENOTES POST-CONSTRUCTION ELEVATIONS

DATE	BY	REVISION
08/18/2010	J. W. H.	AS BUILT
08/18/2010	J. W. H.	AS BUILT
08/18/2010	J. W. H.	AS BUILT

REGISTRATION # 00000000, 01-27-2010 (FIELD)
REGISTRATION # 00000000, 01-27-2010 (FIELD)
REGISTRATION # 00000000, 04-27-2010 (FIELD)
REGISTRATION # 00000000, 04-27-2010 (FIELD)

THIS SURVEY WAS PERFORMED IN PARTIAL FULL COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING BOARD AND THE REQUIREMENTS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

DATE: 08/18/2010
SIGNATURE BUILDING DEPT ARE TO THE FOUNDATION

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0609-B FOR CLAY COUNTY, FLORIDA, FIRM NUMBER DATE 03-17-14

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3151 SWI ROSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA 32257 - 904/274-0088 - LICENSED LAND BUSINESS NO. 3857

SWI FENCE ESTIMATE


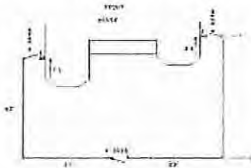
SWI Fence, LLC
 1020 SR- 16
 St Augustine, FL 32084
 (904) 502-4361

Sales Representative
 Jeremy Lundt
 (904) 466-7975
 jeremy@swiflorida.com



Trevor French
 Job #22-3682 - Trevor French
 764 Sycamore Way
 Orange Park, FL 32073

Estimate #	22-4722
Date	2/3/2025

Item	Description	Unit of Measure	Qty
Fence			
43LI	4' tall 3 rail Aluminum fence with flush top and extended picket bottom Specifications: Rails: 1" Picket size: 5/8" Picket Spacing: 3 7/8"	Sec.	17.00
	 		
43LIP	2" three Rail Aluminum fence post. Aluminum insert driven a min. depth of 3'	EACH	23.00
Gates			
443LIG	4 wide by 4' tall three rail Aluminum gate with flush top with self closing hinge and gravity latch	EACH	3.00
SWI Is Here To Help Every Step Of The Way			
Warranty			
Warranty - SWI	SWI Fence lifetime workmanship guarantee - no charge We want you to have confidence that you are buying a quality fence that is built to last. If ever there is a problem with our craftsmanship we will warranty it for the life of the fence.	LS	
AW	Aluminum Warranty - Limited lifetime	Items	
HOA			

B.

Wilford Preserve Homeowners Association, Inc.

Wilford oaks

Architectural Control Committee Application

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

Sherry A

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3. **Online Payment: Go to Floridian Property management’s Website. Go to “SERVICES” then “ARB REQUESTS.” Fill out the form found there and then “SUBMIT.” Applications will not be entered for processing until receipt of payment.**

From: Name: Stephanie and Robert Brown
Address: 726 Hiddenwood way
City, State, Zip: Orange Park, fl 32073
Phone: 904-416-7095 Email: Topfencellc@gmail.com brownrobert2419@gmail.com
Lot Number: 198 Phase: _____ Application Date: 3/5/25

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

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

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

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

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

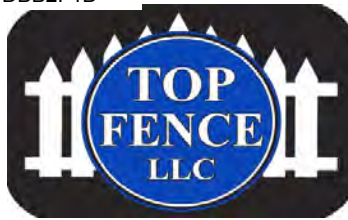
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14. Other: _____



P: (904) 999-9779

Email: TopFenceLLC@gmail.com

Name of Homeowner : Stephanie and Robert Brown

Purchase Agreement Date 3/05/25

Address: 726 Hiddenwood way

Fence Style: Vinyl Aluminum Wood

Email: _____

Height of Fence: 4' 4.5' 5' 6' 8'

Cell Phone/Home: 904-416-7095

Estimated installation time frame: 2-3 weeks

Neighborhood/HOA _____

Description of Work Performed:	Price	Cash Option
<p>FENCE ERECTION AND INSTALLATION</p> <p>Payment Type:</p> <p>VENMO _____</p> <p>CASH APP _____</p> <p>APPLE PAY _____</p> <p>ZELLE _____</p> <p>CASH/CHECK _____</p> <p>CREDIT CARD <u>3%</u> Merchant fee</p> <p>Bank transfer _____</p>	<p>Total Cost Installed: \$ 5300</p> <p>Credit Card Information</p> <p>Card Type: MasterCard VISA DISCOVER AMEX</p> <p>Other: _____</p> <p>Card Holder Name:</p> <p>Card Number:</p> <p>Expiration Date: CVV:</p> <p>Card Holder Zip Code:</p>	<p>Down Payment:</p> <p>\$ <u>2650</u></p> <p>Final Payment</p> <p>\$ <u>2650</u></p>

BALANCE DUE AND PAYABLE NO LATER THAN 48 HOURS AFTER DATE OF FINAL INSTALLATION. Homeowner shall remit full and complete payment on the day of final installation and/or no later than 48 hours from the date of final installation. If final payment is not remitted in full 48 hours of the final installation date, then Top Fence has the option, in its own discretion, to terminate this Agreement, place the appropriate lien (construction lien, among others) on the subject property, and the property owner will forfeit any and all claims to his or her down payment and/or initial deposit. If the Homeowner is not satisfied with the final installation, the Homeowner does NOT have the right to withhold payment; instead, Homeowner may seek a cure pursuant to the terms and conditions of this Agreement. Accordingly, final payments MUST be remitted despite changes and/or requested modifications.

SECURITY/CONSTRUCTION LIEN. Top Fence may place a lien on your home through a fixture filing (UCC-1) and/or construction lien, as a result of this Agreement.

TOP FENCE RESERVES THE RIGHT: To substitute make & model of fencing materials as long as it is substantially similar to the materials agreed-to by the homeowner(s).

LIMITATION OF LIABILITY. To the extent permitted by law, in no event shall the Top Fence's aggregate liability, if any, in damages or otherwise, arising out of or related to any products, installation of any product, service or repair work, and or any other action, and whether any claim relating thereto is based in contract, tort, or otherwise, shall in any circumstance exceed the purchase price actually paid by Homeowner(s) for such product. Top Fence shall not be liable for any incidental, consequential or special damages or for economic loss or expense or for loss or profits of Homeowner(s).

ENTIRE AGREEMENT/MERGER/INTEGRATION/MODIFICATION. This Agreement and all attachments hereto constitute the entire agreement between the Parties & may only be modified in writing. All prior & contemporaneous agreements, representation statements, negotiations, understandings & undertakings are superseded by this Agreement and the only inducement to enter into this agreement.

TERMS & CONDITIONS. I/we agree to & accept the General Terms, Conditions, and Disclosures of this Agreement & further acknowledge receipt of a completed copy of the attached general terms and conditions, notice of cancellation forms attached. Florida residents receive a required notice form attached.

REFUND/CANCELLATION POLICY After 72 hours of deposit collected on a project, deposits are non-refundable. Top Fence has the right to keep full deposit after 72 hours since materials are purchased right away with no refund, zero exceptions. Top fence has the right, at their own discretion, to agree to partial returns that can be used for future projects which will be used as a credit for future projects. However, Top Fence has the right to decline the partial return, and retain full deposit

PROPERTY SURVEY. It is the homeowner(s)' responsibility to have the property surveyed so that Top Fence may determine the appropriate property lines. Top Fence will assume no responsibilities for any damaged underground cables, sprinklers, unmarked buried lines, and/or utilities.

RIGHT OF ACCESS. The homeowner(s) will grant Top Fence the right of access and removal in the event that the Homeowner(s)' defaults in this Agreement. In such case, Top Fence will be allowed and permitted to remove any and all materials installed in the subject property.

FINAL WALKTHROUGH. Homeowner will conduct a final walkthrough on his or her own to confirm or dispel his or her own approval of the work conducted. Should there be any dissatisfaction with said work, Homeowner shall notify Top Fence, so that Top Fence may elect, in its own discretion, to modify or fix said dissatisfaction. In case of dissatisfaction after final installation, the Homeowner shall notify Top Fence within 48 hours of final installation date. If Homeowner does not notify Top Fence of any dissatisfaction within 48 hours from final installation date, said work will be deemed accepted and final.

FENCING FIXTURE WILL BE INSTALLED AS REFERENCED IN THE ATTACHED DRAWING

DocuSigned by:

BUYER SIGNATURE: Robert Brown
6E8DFE28A6254EC...

PRINT NAME: Robert Brown

DATE: 3/5/2025

CO BUYER'S SIGNATURE: _____

PRINT NAME: _____

DATE: _____

GENERAL TERMS, CONDITIONS AND DISCLOSURES

1. Demand, Acceleration & Collection. If the Homeowner(s) refuses to complete the installation as agreed or defaults under any terms of the Agreement, the entire balance of this Agreement shall accelerate and become due and payable immediately. Homeowner(s) shall be liable for all collection costs. In any suit or proceeding arising out of or in connection with the Agreement, the prevailing party shall be entitled to recover reasonable expenses, including, but not limited to, attorney's fees, costs and expenses and 1% interest on unpaid balance. Top Fence also may have the option of removing all or part of the material from the Homeowner(s)' premises in addition to receiving payment of the balance.

2. Waiver(s). Unless otherwise provided by statute or applicable law, Homeowner(s) acknowledges that once work has commenced, Homeowner(s) has waived his/her right to cancel. Once installation or repair work of any product or service is substantially completed, pursuant to your request for repair, maintenance or installation; then such work, services or products installed cannot be returned or unperformed in a way as to return the purchased items or services in a condition prior to installation.

3. Manufacturers and Product to Warranty: Top Fence agrees to pass any and all existing product and manufacturer's warranties, if any, to the Homeowner(s).

4. Limitations/Exclusions on Warranties. Top Fence does not make any representations or warranties except for this set out in this Agreement and/or those warranties which cannot be excluded from this Agreement. Top Fence shall provide limited warranties in compliance with the minimum standards of applicable state and local rules and regulations in which it operates. All warranty coverage to equipment and workmanship installed by Top Fence are passed through and provided by the manufacturer which shall be void if any alterations or repairs are performed by any person or persons not expressly authorized, in writing by Top Fence. The warranty does not cover: weather, vandalism or damage caused by external forces such as an act of God; normal wear and tear or aging of material; any implied warranties; additional electric bills, water damage or any other consequential damages to the property; damage to the system or its efficiency due to adjustment, moving or tampering with components by individuals other than those specified by Top Fence. **TO THE EXTENT PERMITTED UNDER APPLICABLE LAW, THE LIMITED WARRANTY SET FORTH HEREIN IS EXPRESSLY IN LIEU OF THE WARRANTIES OF MERCHANTABILITY, AND OF FITNESS FOR A PARTICULAR PURPOSE, USE, OR APPLICATION, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF TOP FENCE, UNLESS SUCH OTHER WARRANTIES, OBLIGATIONS OR LIABILITIES ARE EXPRESSLY AGREED TO IN WRITING AND SIGNED AND APPROVED BY TOP FENCE OR REQUIRED UNDER APPLICABLE LAW. TOP FENCE SHALL HAVE NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR DAMAGE OR INJURY TO PERSONS OR PROPERTY OR FOR OTHER LOSS OR INJURY RESULTING FROM ANY CAUSE WHATSOEVER, WHETHER ARISING OUT OF OR RELATED TO THE PRODUCTS, INCLUDING WITHOUT LIMITATION, ANY DEFECTS IN PRODUCTS, OR FROM USE OR INSTALLATION. UNDER NO CIRCUMSTANCES SHALL THE TOP FENCE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES OF ANY TYPE, INCLUDING WITHOUT LIMITATION RELATING TO LOSS OF USE, LOSS OF PROFITS, LOSS OF PRODUCTION OR LOSS OF REVENUE.**

5. Transfer. If Homeowner(s) lists or sells the Property after acceptance and prior to payment in full for the Products, then Homeowner(s) agrees that, in addition to Homeowner(s) remaining as an obligor and guarantor on the debt, the outstanding money shall be secured by the Property by a lien senior to any subsequent lienholders.

6. Indemnity. Homeowner(s) shall indemnify and not hold Top Fence, its affiliates, agents, officers, representatives and employees liable for any damage or injury to Homeowner(s), or any other person, or to any property, occurring on the premises, or in common areas, unless such damage is the legal result of negligence or willful misconduct by Top Fence, his or her agents or employees.

7. Severability. If any provision or any part of a provision of this Agreement shall be held invalid or unenforceable, then the remaining portions of that provision and the remainder of the Agreement shall be construed as if not containing the particular invalid or unenforced able provision or portion thereof, and the rights and obligations of each Party shall be construed and enforced accordingly.

8. Time to Cure. In the case of any deficiencies, human error, and/or delay, the Homeowner(s) shall not initiate any legal proceeding/arbitration against Top Fence. Instead Homeowner(s) shall notify Top Fence of the discrepancy and permit Top Fence 30 days to cure said discrepancy.

9. Mediation and Arbitration. In the event of any controversy or claim arising out of or relating to this Agreement, or a breach thereof, the Parties hereto shall first attempt to settle the dispute by mediation, administered by the American Arbitration Association. If settlement is not reached within sixty days after service of a written demand for mediation, any unresolved controversy or claim shall be settled by arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules. The number of arbitrators shall be one (1). The place of arbitration shall be in Florida.

DocuSigned by:

HOMEOWNER(S) SIGNATURE: Robert Brown
6E8DFE28A6254EC...

PRINT NAME: Robert Brown

DATE: 3/5/2025

CO-HOMEOWNER(S) SIGNATURE: _____

PRINT NAME: _____ DATE: _____

TOP FENCE'S SIGNATURE:  _____

PRINT NAME: Joseph Kay DATE: 3/05/25

NOTICE OF CANCELLATION

DATE OF TRANSACTION: _____

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE MERCHANT OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE MERCHANT AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE MERCHANT REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE MERCHANT'S EXPENSE AND RISK.

I HEREBY CANCEL THIS TRANSACTION. Date (buyer's Signature)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ramey El-Abu 14333 Beach Blvd Suite 1 Jacksonville FL 322501587	CONTACT NAME: Ramey El-Abu PHONE (A/C, No, Ext): 904-308-9077 FAX (A/C, No): E-MAIL: ADDRESS: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border: none;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center; border: none;">NAIC #</td> </tr> <tr> <td style="border: none;">INSURER A : State Farm Florida Insurance Company</td> <td style="border: none;">10739</td> </tr> <tr> <td style="border: none;">INSURER B :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER C :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER D :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER E :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER F :</td> <td style="border: none;"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Florida Insurance Company	10739	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : State Farm Florida Insurance Company	10739														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED TOP FENCE LLC 4507-2 SUNBEAM RD JACKSONVILLE FL 32257-6127															

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			98-EJ-J885-4	06/06/2024	06/06/2025	EACH OCCURRENCE \$ 2000000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100000 MED EXP (Any one person) \$ 25000 PERSONAL & ADV INJURY \$ 2000000 GENERAL AGGREGATE \$ 4000000 PRODUCTS - COMP/OP AGG \$ 4000000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below.						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER \$ EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER [Empty space for certificate holder name]	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <p style="text-align: right; font-size: 8px;">This form was system-generated on 06/18/2024</p>
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**Electronic Articles of Organization
For
Florida Limited Liability Company**

L18000086410
FILED 8:00 AM
April 05, 2018
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:
TOP FENCE LLC

Article II

The street address of the principal office of the Limited Liability Company is:
657 MACKENZIE CIR
ST. AUGUSTINE, FL. 32092

The mailing address of the Limited Liability Company is:
657 MACKENZIE CIR
ST. AUGUSTINE, FL. 32092

Article III

The name and Florida street address of the registered agent is:
JOSEPH G KAJY
657 MACKENZIE CIR
ST. AUGUSTINE, FL. 32092

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JOSEPH KAJY

Article IV

The effective date for this Limited Liability Company shall be:
04/06/2018

Signature of member or an authorized representative
Electronic Signature: JOSEPH KAJY

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



904-999-9779

TopFenceLLC@gmail.com

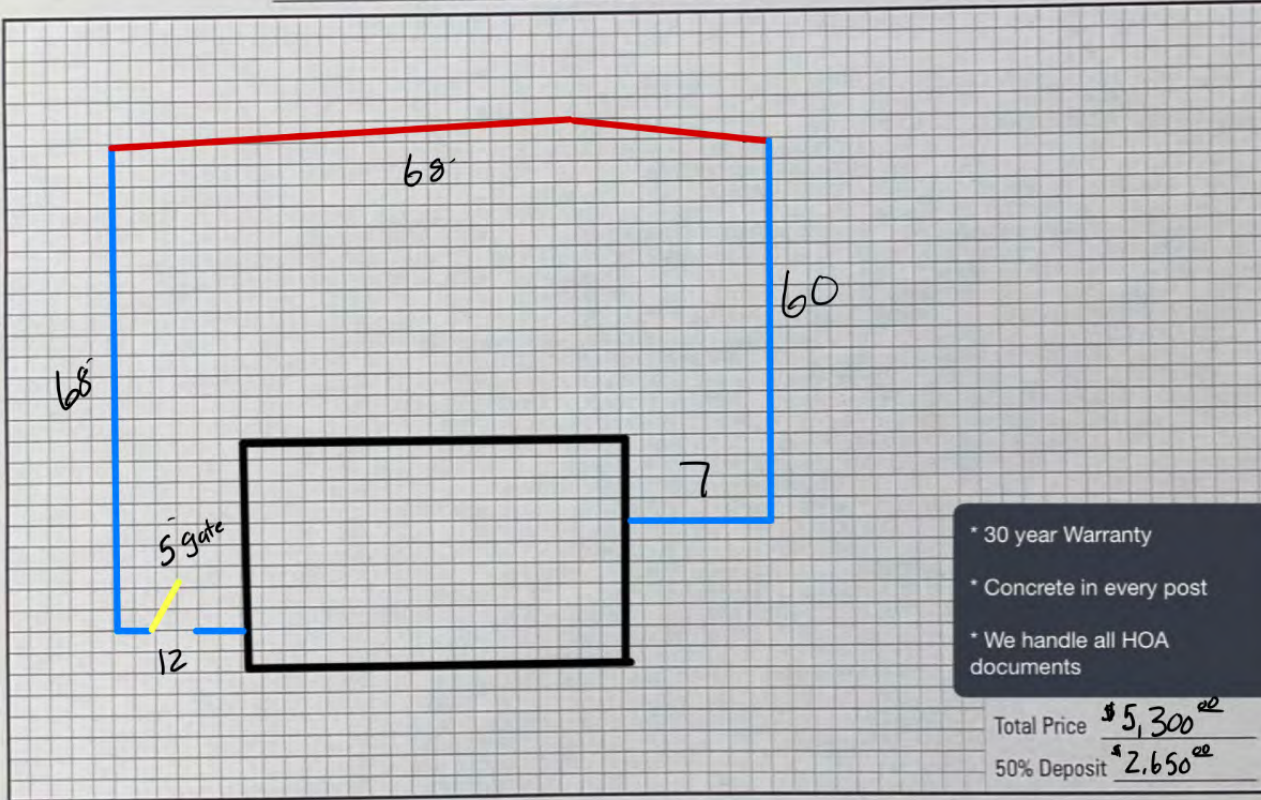
Name Stephanie Brown
Address 726 Hiddenwood Way
Orange Park FL
Phone Number 904-416-7095
Email _____
Style of fence Vinyl Aluminum Wood

Neighborhood/HOA Wilford Oaks
Number of Gates: 1
Sizes of gates: 5'
Estimated Time Frame for installation from today's date: 1-2 weeks

Height of Fence: 48" (4') 54" (4.5') 60" (5') 66" (6') 92" (8')

Color of Fence Black White Tan

Description 139' of 6" white vinyl with 1-5' Gate
66' of 4" 2-rail Black aluminum



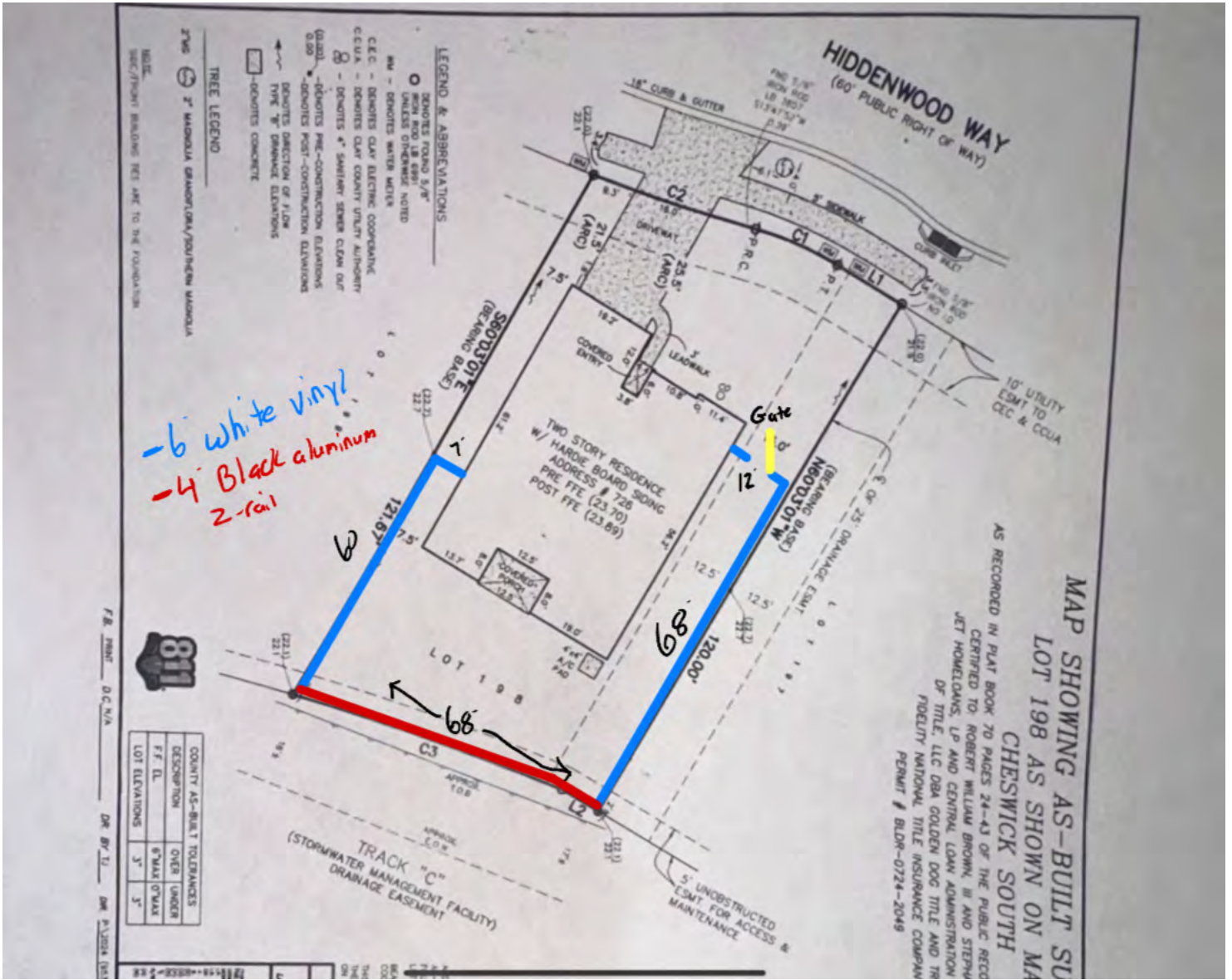
- * 30 year Warranty
- * Concrete in every post
- * We handle all HOA documents

Total Price \$5,300⁰⁰
 50% Deposit \$2,650⁰⁰

Top Fence LLC will assist the customer, upon request, in determining where the fence to be erected. If the property pins can not be located, it is recommended that the customer have the property surveyed. Top Fence LLC will assume responsibility for locating underground cables and utilities; however, Top Fence LLC is not responsible for any sprinklers or other unmarked buried lines or objects. Scheduled time is subject to change based on weather delays. Payment is due at the time of completion of work and finance charge of 1.5% per month shall be applied to all accounts not paid in full within 5 days of completion. All material will remain in the property of Top Fence LLC until payment is received in full. Right of access and removal is granted to Top Fence LLC in the event of nonpayment per the term of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refused to allow the seller to begin work or complete work already begun, or to accept materials contracted for. Buyer agrees to pay the seller liquidated damage of the sum equal to 33.3% of the entire contract price, plus cost of materials and labor already furnished or in process. Top Fence LLC helps in assisting with HOA approval with documentation, but is not responsible for any HOA fees. Homeowners take full responsibility with HOA approvals. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTION 713-OR1-713.37, FLORIDA STATUTES) THOSE WHO WORK IN YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE THE RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENTS AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR SUBCONTRACTOR FAILS TO PAY CONTRACTORS, SUBCONTRACTORS OR MATERIALS SUPPLIED OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENT, THE PEOPLE WHO ARE OWED MONEY MAY LOOK FOR YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN IN YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIELS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND ITS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY. Notice to purchasers of wood fences: Wood fence materials are rough mill cut pieces. Wood fences have a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are a common and accepted occurrence. Top Fence LLC will only guarantee the workmanship on wood for six months. Customer grants Top Fence LLC the right to take photographs of the premises where installation services will be performed and authorizes Top Fence LLC to copyright, use and publish the photographs in print and /or electronically, and agrees that Top Fence LLC may use such photographs for any lawful purpose, including, but not limited to, marketing, advertising, publicity, illustration, training and Web content. Customer agrees to the foregoing. _____ (Customer Initial)

Buy signing below, you are acknowledging that you have read, understand and agree to the terms and conditions set forth on all pages of the contract.

Customer Signature: _____ Date: _____ Top Fence Owner Signature: _____ Date: _____





6' Tan Vinyl



4' tall black 2 rail
aluminum

FIFTH ORDER OF BUSINESS

D.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum

Date: March 2025
To: Board of Supervisors
From: GMS – Wilford Amenity Manager

Community:

Amenity Usage

Card counts:

New Owners	2
Replacements	0

Total cards Assigned: 4

Room Rentals

- 1 rental in March
- 2 in April (upcoming)

Operations:

- Irrigation leak has been found and repaired. There were 2 boxes that were covered by sod that were dug up and found and Yellowstone found the valve that was leaking and had it replaced.
- Sprinkler head on Ivory Palm has also been repaired by Yellowstone.
- We had attempted to do a chili cookoff on March 2nd, have a very small turn out.
- Plans for an Easter event are being prepared

For questions, comments, or clarification, please contact:

- *Sayla Hicks, Wilford Amenity Manager*
- *Jay Soriano, GMS Operations Manager (904) 274-2450*

wilfordpreservemanager@gmsnf.com
jsoriano@gmsnf.com

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@qmsnf.com

Memorandum



SIXTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
February 28, 2025



Wilford Preserve
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 98,218	\$ -	\$ -	\$ -	\$ 98,218
Due from Other	-	-	-	4,440	4,440
Investments:					
General Fund Custody	489,623	-	-	-	489,623
State Board of Administration (SBA)	2,810	-	-	-	2,810
Series 2018B					
Reserve	-	347	-	-	347
Revenue	-	14	-	-	14
Construction	-	-	-	1,705	1,705
Series 2019					
Reserve	-	202,910	-	-	202,910
Revenue	-	510,273	-	-	510,273
Prepaid Expenses	575	-	-	-	575
Deposits	1,350	-	-	-	1,350
Total Assets	\$ 592,575	\$ 713,543	\$ -	\$ 6,145	\$ 1,312,264
Liabilities:					
Accounts Payable	\$ 923	\$ -	\$ -	\$ -	\$ 923
FICA Payable	31	-	-	-	31
Total Liabilities	\$ 954	\$ -	\$ -	\$ -	\$ 954
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 575	\$ -	\$ -	\$ -	\$ 575
Deposits	1,350	-	-	-	1,350
Restricted for:					
Debt Service	-	713,543	-	-	713,543
Capital Project	-	-	-	6,145	6,145
Unassigned	589,696	-	-	-	589,696
Total Fund Balances	\$ 591,621	\$ 713,543	\$ -	\$ 6,145	\$ 1,311,310
Total Liabilities & Fund Balance	\$ 592,575	\$ 713,543	\$ -	\$ 6,145	\$ 1,312,264

Wilford Preserve
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 505,573	\$ 505,573	\$ 584,337	\$ 78,764
Direct Bill Phase 4	168,146	-	-	-
Developer Funded Cheswick South	263,580	-	-	-
Interest Income	6,000	2,500	4,059	1,559
Miscellaneous Income	668	278	475	197
Total Revenues	\$ 943,967	\$ 508,351	\$ 588,871	\$ 80,520

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 2,000	\$ 1,200	\$ 800
FICA Taxes	367	153	92	61
Engineering	6,000	2,500	3,500	(1,000)
Attorney	15,000	6,250	1,779	4,471
Annual Audit	4,800	-	-	-
Assessment Roll Administration	5,618	5,618	5,618	-
Arbitrage Rebate	1,200	500	600	(100)
Dissemination Agent	7,865	3,277	3,277	0
Trustee Fees	7,000	6,592	6,592	-
Management Fees	55,213	23,006	23,005	0
Information Technology	1,060	442	442	0
Website Maintenance	1,272	530	530	-
Telephone	300	125	45	80
Postage	500	208	78	130
Insurance General Liability	7,500	7,500	7,296	204
Printing	1,200	500	51	449
Legal Advertising	3,000	1,250	634	616
Other Current Charges	600	250	-	250
Office Supplies	100	42	11	31
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,571	\$ 60,918	\$ 54,926	\$ 5,992

Wilford Preserve
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 11,546	\$ 11,546	\$ 10,500	\$ 1,046
General Facility Maintenance	35,000	14,583	2,825	11,759
Amenity Manager	67,250	28,021	19,688	8,333
Janitorial Services	15,000	6,250	6,250	-
Pool Maintenance	30,000	12,500	12,500	-
Pool Chemicals	20,000	8,333	2,599	5,734
Pool Monitors	25,000	10,417	-	10,417
Security Monitoring	1,235	515	-	515
Security	93,325	38,885	18,591	20,294
Permit Fees	900	375	-	375
Telephone/Cable/Internet	1,000	417	-	417
Electric	25,000	10,417	2,994	7,422
Water/Sewer/Irrigation	55,000	22,917	11,356	11,561
Repairs & Replacements	25,000	10,417	3,879	6,538
Refuse Service	5,040	2,100	1,177	923
Special Events	6,000	2,500	531	1,969
Recreational Passes	1,500	625	-	625
Office Supplies/Mailings/Printing	600	250	-	250
Subtotal Amenity Center Expenditures	\$ 418,396	\$ 181,067	\$ 92,890	\$ 88,177
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 260,000	\$ 108,333	\$ 17,280	\$ 91,053
Landscape Contingency	6,000	2,500	660	1,840
Irrigation Maintenance	5,000	2,083	-	2,083
Lake Maintenance	26,000	10,833	4,350	6,483
Subtotal Ground Maintenance Expenditures	\$ 297,000	\$ 123,750	\$ 22,290	\$ 101,460
Total Operations & Maintenance	\$ 715,396	\$ 304,817	\$ 115,180	\$ 189,637
Reserves				
Capital Reserve Fund	\$ 105,000	\$ -	\$ -	\$ -
TOTAL RESERVES	\$ 105,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 943,967	\$ 365,735	\$ 170,105	\$ 195,629
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 142,617	\$ 418,766	\$ (115,110)
Net Change in Fund Balance	\$ 0	\$ 142,617	\$ 418,766	\$ (115,110)
Fund Balance - Beginning	\$ -		\$ 172,856	
Fund Balance - Ending	\$ 0		\$ 591,621	

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 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 24,725	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	76,460	76,460
Interest Income	5,000	2,083	3,287	1,203
Total Revenues	\$ 29,725	\$ 2,083	\$ 79,746	\$ 77,663
Expenditures:				
Interest -11/1	\$ 12,363	\$ 12,363	12,363	\$ -
Principal Prepayment - 11/1	-	-	430,000	(430,000)
Interest - 5/1	12,363	-	-	-
Total Expenditures	\$ 24,725	\$ 12,363	\$ 442,363	\$ (430,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ (10,279)	\$ (362,616)	\$ (352,337)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,926)	\$ (2,926)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,926)	\$ (2,926)
Net Change in Fund Balance	\$ 5,000	\$ (10,279)	\$ (365,542)	\$ (355,263)
Fund Balance - Beginning	\$ 10,110		\$ 365,903	
Fund Balance - Ending	\$ 15,110		\$ 360	

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 450,725	\$ 450,725	\$ -
Interest Income	7,500	7,500	9,479	1,979
Total Revenues	\$ 529,127	\$ 458,225	\$ 460,204	\$ 1,979
Expenditures:				
Interest - 11/1	\$ 186,175	\$ 186,175	\$ 186,175	\$ -
Interest - 5/1	186,175	-	-	-
Principal - 5/1	150,000	-	-	-
Total Expenditures	\$ 522,350	\$ 186,175	\$ 186,175	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,777	\$ 272,050	\$ 274,029	\$ 1,979
Net Change in Fund Balance	\$ 6,777	\$ 272,050	\$ 274,029	\$ 1,979
Fund Balance - Beginning	\$ 239,841		\$ 439,154	
Fund Balance - Ending	\$ 246,618		\$ 713,183	

Wilford Preserve
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending February 28, 2025

Description	SE 2018B	SE 2019A
Revenues		
<i>Interest Income:</i>		
Construction	\$ 365	\$ 289
Transfer In	2,926	-
Total Revenues	\$ 3,291	\$ 289
Expenditures		
Capital Outlay	\$ 27,062	\$ 22,286
Transfer Out	-	-
Total Expenditures	\$ 27,062	\$ 22,286
Excess Revenues (Expenditures)	\$ (23,771)	\$ (21,997)
Beginning Fund Balance	\$ 25,476	\$ 26,437
Ending Fund Balance	\$ 1,705	\$ 4,440

Wilford Preserve
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest Income	\$ 2,000	\$ -	\$ -	\$ -
Capital Reserve Funding	105,000	-	-	-
Carry Forward Balance	-	-	-	-
Total Revenues	\$ 107,000	\$ -	\$ -	\$ -
Expenditures:				
Repairs and Replacements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 107,000		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 107,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 107,000		\$ -	

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	\$	347	
Reserve Fund Balance		347	
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)
Less: May 1, 2024			(205,000)
Less: November 1, 2024			(430,000)
Current Bonds Outstanding			\$ -

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	\$	202,910	
Reserve Fund Balance		202,910	
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)
Less: May 1, 2024			(145,000)
Current Bonds Outstanding			\$ 7,310,000

B.

WILFORD PRESERVE
Community Development District

Check Register Summary

February 28, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	2/21/25	50004-50005	\$ 369.40
		<u>Sub-Total</u>	<u>\$369.40</u>
<i>Accounts Payable</i>	2/5/25	689-690	\$ 213.80
	2/11/25	691-693	14,171.82
	2/18/25	694-695	4,108.96
	2/25/25	696	148.18
		<u>Sub-Total</u>	<u>\$ 18,642.76</u>
Total			\$ 19,012.16

PR300R

PAYROLL CHECK REGISTER

RUN 2/21/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50004	1	GARY A MCKEE	184.70	2/21/2025
50005	2	ROBERT C KEEFE	184.70	2/21/2025
TOTAL FOR REGISTER			369.40	

WILP WILFORD PRES DLAUGHLIN

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: February 18, 2025

	Name	In Attendance	Fee
1	Louis Cowling	<input checked="" type="checkbox"/>	N/A
2	Braden Smith	<input checked="" type="checkbox"/>	N/A
3	Daniel Foley	<input checked="" type="checkbox"/>	N/A
4	Robert Keefe	<input checked="" type="checkbox"/>	\$200
5	Gary McKee	<input checked="" type="checkbox"/>	\$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

Mark Sh
District Manager Signature

Feb 18, 2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/25	00001	1/31/25	185	202412	320-57200-49400		SPECIAL EVENTS - DVD	*	12.96		
		1/31/25	185	202412	330-57200-41100		GARLAND	*	115.84		
GOVERNMENTAL MANAGEMENT SERVICES										128.80	000689
2/05/25	00026	2/01/25	418552	202502	320-57200-49600		FEB CLOUD MGMT SERVICES	*	85.00		
HI-TECH SYSTEM ASSOCIATES										85.00	000690
2/11/25	00001	2/01/25	183	202502	330-57200-41000		FEB CONTRACT ADMIN	*	3,937.50		
		2/01/25	183	202502	320-57200-45500		FEB JANITORIAL SERVICES	*	1,250.00		
		2/01/25	183	202502	320-57200-46500		FEB POOL MAINTENANCE	*	2,500.00		
GOVERNMENTAL MANAGEMENT SERVICES										7,687.50	000691
2/11/25	00001	2/01/25	184	202502	310-51300-34000		FEB MANAGEMENT FEES	*	4,601.08		
		2/01/25	184	202502	310-51300-35200		FEB WEBSITE ADMIN	*	106.00		
		2/01/25	184	202502	310-51300-35100		FEB INFORMATION TECH	*	88.33		
		2/01/25	184	202502	310-51300-31300		FEB DISSEMINATION SVCS	*	655.42		
		2/01/25	184	202502	310-51300-51000		OFFICE SUPPLIES	*	.63		
		2/01/25	184	202502	310-51300-42000		POSTAGE	*	14.75		
		2/01/25	184	202502	310-51300-42500		COPIES	*	16.65		
		2/01/25	184	202502	330-57200-41100		POOL REPR-BULLNOSE COPING	*	907.50		
		2/01/25	184	202502	320-57200-46510		POOL CHEMS-PHOSPHATE RMVR	*	12.21		
GOVERNMENTAL MANAGEMENT SERVICES										6,402.57	000692
2/11/25	00011	2/06/25	25-00031	202502	310-51300-48000		NOTICE OF MEETING-2/18/25	*	81.75		
JACKSONVILLE DAILY RECORD										81.75	000693
2/18/25	00033	2/13/25	1981670	202502	330-57200-46000		FEB LAKE MAINTENANCE	*	870.00		
THE LAKE DOCTORS INC										870.00	000694

WILP WILFORD PRES OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/18/25	00035	2/01/25 10758	202502 320-57200-49600	FEB SECURITY SERVICES	*	3,238.96	
							3,238.96 000695
----- SECURITY DEVELOPMENT GROUP LLC -----							
2/25/25	00001	2/18/25 186	202501 320-57200-45000	GENERAL FACILITY MAINT	*	148.18	
							148.18 000696
----- GOVERNMENTAL MANAGEMENT SERVICES -----							
TOTAL FOR BANK A						18,642.76	
TOTAL FOR REGISTER						18,642.76	

WILP WILFORD PRES OKUZMUK

Governmental Management Services, LLC

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

Invoice

Invoice #: 185
Invoice Date: 1/31/25
Due Date: 1/31/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Walmart (Special Events)- January 2025- Statement Date Closing 12/20/24		12.96	12.96
Walmart (Repair & Replacement) - January 2025 - Statement Date Closing 12/20/24		115.84	115.84
Total			\$128.80
Payments/Credits			\$0.00
Balance Due			\$128.80

Repair & Replace

Willard - Movie

You could win a \$1000 GiftCard!
Visit survey.walmart.com#7TP4CV14TQ2H
For more details, see back of receipt.

Walmart *

WM Supercenter
904-214-9411 Mar: SARA
1880 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 007431 TE# 04 TR# 09229
ITEMS SOLD 1
TC# 2914 3373 5204 9802 9535



ORSEUSCA DVD 019132923501 12.96 0
SUBTOTAL 12.96
TOTAL 12.96
AMEX TEND 12.96

AMERICAN EXPRESS *** *****3 063 I 0
APPROVAL # 841207
REF # 435400721460
TRANS ID - 010139445101326
AID A000000025010801
AAC F8EE1CB1866F05CC
TERMINAL # B5189697

*NO SIGNATURE REQUIRED
12/19/24 11:22:55
CHANGE DUE 0.00



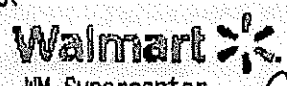
CUSTOMER COPY
Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.
12/19/24 11:23:01

Repair Periode

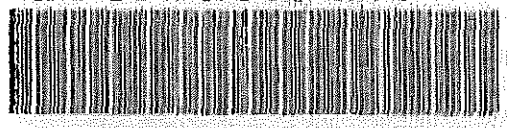
could win a \$1000 GiftCard!
at survey.walmart.com#7TP2Y32FKBTN
more details, see back of receipt.

Word



WM Supercenter
904-365-2555 Mgr. BRIAN *Gorlaw*
7075 COLLINS RD
JACKSONVILLE FL 32244
06978 OP# 001412 TE# 17 TR# 00927

ITEMS SOLD 8
TC# 2742 2003 6142 6337 8795 5

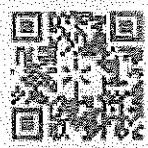


LIT GD 195546008100
8 AT 1 FOR 14.48 115.84 0

SUBTOTAL 115.84
TOTAL 115.84

AMEX TEND 115.84
CHANGE DUE 0.00

AMERICAN EXPRESS- 3053 I C APPR#848482
15.84 TOTAL PURCHASE
434000789516
MS ID - 010005399527305
A000000025010801
MINAL # 54727480
Signature Required
12/05/24 10:08:47



Get free delivery
from this store
with Walmart+

Scan to see how it works

Prices You Can Trust. Every Day.
12/05/24 10:08:50



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 418552
Invoice Date: 02/01/2025
Completed: 02/02/2025
Terms: Due on Aging Date
Bid#:

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

Wilford Preserve
~~1.320.57200.45000-~~
Sayla Hicks
2/3/25

475 West Town Place
Ste 114

[Click Here to Pay Online!](#)

Recorded to security 001.320.57200.49600

TRL

RECEIVED
By Tara Lee at 9:18 am, Feb 04, 2025

HiTechFlorida.com

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

Tech Resolution Note:

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 183
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - February 2025		3,937.50	3,937.50
Janitorial - February 2025		1,250.00	1,250.00
Pool Maintenance - February 2025		2,500.00	2,500.00
<i>Alison Mossing</i> 2-6-25			

Total \$7,687.50

Payments/Credits \$0.00

Balance Due \$7,687.50

RECEIVED

By Tara Lee at 1:37 pm, Feb 06, 2025

Governmental Management Services, LLC

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

Invoice**Invoice #:** 184**Invoice Date:** 2/1/25**Due Date:** 2/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		4,601.08	4,601.08
Website Administration - February 2025		106.00	106.00
Information Technology - February 2025		88.33	88.33
Dissemination Agent Services - February 2025		655.42	655.42
Office Supplies		0.63	0.63
Postage		14.75	14.75
Copies		16.65	16.65
Pool Repair - Clean and reset bullnose coping		907.50	907.50
Pool Chemicals - Phosphate Remover		12.21	12.21
Total			\$6,402.57
Payments/Credits			\$0.00
Balance Due			\$6,402.57

RECEIVED*By Tara Lee at 10:05 am, Feb 06, 2025*

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

February 6, 2025

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # <u>25-00031C</u>	PO/File # _____	\$81.75
Notice of Board of Supervisors Meeting		Payment Due
_____		\$81.75
Wilford Preserve Community Development District		Publication Fee
_____		Amount Paid
Case Number _____		
Publication Dates <u>2/6</u>		
County <u>Clay</u>		

*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 # 25-00031C on your
check or remittance advice.

RECEIVED

By Tara Lee at 1:37 pm, Feb 06, 2025

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 18, 2025 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. 6 00 (25-00031C)

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

Wilford Preserve
1.330.57200.46000
Lake Doctors
2/14/25
Sayla Hicks

00000007307253001000000025077600000008700092

ACCOUNT NUMBER	DATE	BALANCE
730725	2/13/2025	\$870.00

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

Please Return this invoice with your payment and
notify us of any changes to your contact information.

Wilford Preserve CDD

2639 Firethorn Ave Orange Park, FL 32073

Invoice Due Date 2/13/2025

Invoice 1981670

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/13/2025	Water Management - Monthly		\$870.00	\$0.00	\$870.00
	ponds 2,3,4,5,6,10,11,12,14- treated all ponds for spike rush and algae				
	ponds 7,8,9,13- treated in and around the ponds for invasive aquatic weeds				
	thanks				
	Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:	\$870.00	This Invoice Total:	\$870.00
--	----------	----------------------------	----------

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

Customer #:	730725	Corporate Address
Portal Registration #:	6DDB50F5	4651 Salisbury Rd, Suite 155
Customer E-mail(s):	chogge@gmsnf.com,wilfordpreservemanager@gmsnf.com,okuzmuk@gmsnf	Jacksonville, FL 32256
Customer Portal Link:	www.lakedoctors.com/contact-us/	

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



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

Wilford Preserve CDD
 Security
 1.320.57200.49600
 Sayla Hicks
 1/25/25

INVOICE # 10758
DATE 02/01/2025
DUE DATE 02/28/2025
TERMS End of the month

RECEIVED
By Tara Lee at 8:48 am, Jan 27, 2025

SERVICE MONTH
 February

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	72	31.15	2,242.80
Vehicle Patrol 3 patrols a day Mon - Thurs	48	18.67	896.16
Fuel Charge Fuel Charge	1	100.00	100.00

SUBTOTAL 3,238.96
 TAX 0.00
 TOTAL 3,238.96
BALANCE DUE \$3,238.96

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 186
Invoice Date: 2/18/25
Due Date: 2/18/25
Case:
P.O. Number:

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

Approved 2/19/25 Wilford Preserve T.320.57200.45000 General Maintenance Sayla Hicks

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2025		80.00	80.00
Maintenance Supplies		68.18	68.18

Alison Moxing
 2-21-25

Total	\$148.18
Payments/Credits	\$0.00
Balance Due	\$148.18

RECEIVED
 By Tara Lee at 10:01 am, Feb 24, 2025

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/21/25	1	R.A.	Removed debris around community, checked and changed trash receptacles
1/21/25	1	R.S.	Removed debris around community, checked and changed trash receptacles
TOTAL	<u>2</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WILFORD PRESERVE				
	12/30/24	Constant Contact Monthly	35.26	S.H.
	1/14/25	3/4" Hosebib MPT	10.33	J.S.
	1/14/25	HDX 27 Gal Tote	11.48	J.S.
	1/16/25	3/4" FHT dapter	11.12	J.S.
		TOTAL	<u>\$68.18</u>	

C.

Wilford Preserve

Community Development District

Boundary Amendment Funding Request #10*

March 10, 2025

PAYEE	GENERAL FUND
1 KUTAK ROCK LLP - Invoice 3535727 from 3/6/2025 Boundary Amendment	\$ 1,254.00
TOTAL	\$ 1,254.00

Please make check payable to:

Wilford Preserve CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: _____ Chairman/Vice Chairman

Signature: _____ Secretary/Asst. Secretary

* Boundary Amendment Funding Agreement Between Wilford Preserve CDD and DFC Wilford, 4, LLC from 2/1/2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3535727

Client Matter No. 23023-4

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. 3535727
23023-4

Re: Boundary Amendment

For Professional Legal Services Rendered

12/09/24	W. Haber	0.50	165.00	Confer with landowner representatives regarding acquisition and related matters
12/16/24	W. Haber	0.40	132.00	Confer with Cowling; prepare correspondence to counsel for landowner
01/06/25	W. Haber	0.30	99.00	Confer with counsel for property owner regarding tri-party agreement
01/08/25	W. Haber	0.40	132.00	Review revised tri-party agreement; confer with Cowling and Budd regarding same
01/15/25	W. Haber	0.50	165.00	Review correspondence regarding tri-party agreement; review revisions to agreement
01/27/25	W. Haber	0.30	99.00	Review final version of Tri-Party agreement; confer with Cowling regarding same
01/29/25	W. Haber	1.20	396.00	Confer with landowner counsel regarding consent and tri-party agreement; review and revise petition

KUTAK ROCK LLP

Wilford Preserve CDD
March 6, 2025
Client Matter No. 23023-4
Invoice No. 3535727
Page 2

01/31/25	W. Haber	0.20	66.00	Confer with Cowling regarding landowner consents
----------	----------	------	-------	--

TOTAL HOURS 3.80

TOTAL FOR SERVICES RENDERED \$1,254.00

TOTAL CURRENT AMOUNT DUE \$1,254.00

UNPAID INVOICES:

September 26, 2024	Invoice No. 3453872	297.00
November 7, 2024	Invoice No. 3480203	561.00
January 14, 2025	Invoice No. 3512099	1,353.00

TOTAL DUE \$3,465.00