

WILFORD PRESERVE
Community Development District

JULY 23, 2025

AGENDA

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

July 16, 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 **Wednesday, July 23, 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 June 11, 2025, Meeting
- IV. Consideration of Speed Table Proposals
- V. Consideration of Request to Install Fence Within a CDD Easement (632 Ivory Palm)
- VI. Discussion of the Fiscal Year 2026 Budget
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity / Operations Manager
 - 1. Report
 - 2. Discussion of Pothole on Sycamore
- VIII. Financial Reports
 - A. Financial Statements as of June 30, 2025

B. Check Register

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – Wednesday, August 20, 2025, at 6:00 p.m. at the Plantation Oaks Amenity Center

XI. 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, June 11, 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

Also present were:

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

The following is a summary of the discussions and actions taken at the June 11, 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

Chad Covert asked if there will be an official transition to Wilford Oaks. Mr. Cowling responded that Wilford Preserve CDD will include Wilford Oaks, so there will be no changeover.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)

Mr. Cowling nominated Alex Pinto to fill the vacant seat on the Board.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor appointing Alex Pinto to the Board of Supervisors was approved.

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles, being a notary public for the State of Florida, administered an oath of office to Mr. Pinto. Next, she gave an overview of the public records and Sunshine Laws.

C. Consideration of Resolution 2025-04, Designating Officers

Ms. Giles stated that the current slate of officers is Mr. Cowling as Chair, Mr. Smith as Vice Chair, Mr. Keefe and Mr. McKee as Assistant Secretaries, and from GMS's office, Ms. Giles as Secretary and Treasurer, and Jim Oliver, Darrin Mossing, Daniel Laughlin and Matt Biagetti as Assistant Secretaries and Assistant Treasurers.

The Board's consensus was to leave the slate as-is with Mr. Pinto added as an Assistant Secretary.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Resolution 2025-04, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the May 20, 2025 Board of Supervisors Meeting**

There being no comments on the minutes, a motion to approve followed.

On MOTION by Mr. Keefe seconded by Mr. Cowling with all in favor the minutes of the May 20, 2025, Board of Supervisors meeting was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposal for Speed Humps**

Mr. Soriano provided an overview of a quote from Raulerson Paving LLC to install three speed tables for a total of \$14,973 between Firethorn and Copperwood. He also showed the Board a speed hump option as well.

Mr. Cowling asked for this item to be put back on next month's agenda to allow Supervisor McKee to provide feedback on specific locations.

This item was tabled.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-05,
Approving a Proposed Budget for Fiscal
Year 2026 and Setting a Public Hearing
Date**

Ms. Giles provided an overview of the proposed budget, noting there is no increase in the operations and maintenance assessments being proposed.

Mr. Keefe asked if the Cheswick Oaks residents will be assessed if the boundary amendment is finalized during the budget cycle. Mr. Haber responded that the CDD always has the ability to levy an assessment, but the method in which the residents get billed will be determined by the timing. If the boundary is amended in time to meet the tax roll deadline, they will be billed through the property tax bills. If that timing does not work out, the residents will be billed directly through an invoice being mailed to the homeowners. For new homes, the developer can collect the assessments during the closing process.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Resolution 2025-05, approving the proposed budget for fiscal year 2026 and setting a public hearing for August 20, 2025 at 6:00 p.m. was approved.

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

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Ms. Giles reminded the Board they are required to complete a Form 1 by July 1st, and to complete four hours' worth of ethics training by December 31st.

D. Amenity / Operations Manager – Report

Ms. Hicks gave an overview of the operations report.

Mr. Soriano informed the Board of an erosion issue occurring due to the nearby homeowner not using downspouts or other methods to divert the water. He will be speaking with the homeowner and will keep an eye on the area.

EIGHTH ORDER OF BUSINESS Financial Reports**A. Financial Statements as of May 31, 2025**

Ms. Giles presented the Financial Statements as of May 31, 2025.

B. Check Register

Ms. Giles presented the Check Register through the end of May totaling \$36,625.24.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the Check Register was approved.

C. Ratification of Boundary Amendment Funding Request No. 11

Ms. Giles presented boundary amendment funding request number 11 totaling \$1,575.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Boundary Amendment Funding Request No. 11 was ratified.

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

- Mr. Cowling stated that Dream Finders is working on getting the petitions done and the boundary amendment submitted.
- Mr. Keefe stated that there was an incident at the amenity center recently with a non-resident in which the Sheriff's Office had to be called to get the person to leave. He asked that in the future any non-residents be trespassed automatically if a situation gets to the point that the Sheriff's Office must be called. He also suggested increasing security coverage in the summer.
 - Mr. Soriano stated that is the typical procedure, however the hard part is getting support from CCSO.
- Mr. Keefe relayed questions from Wilford Oaks residents on whether that neighborhood will get a sign similar to what Wilford Preserve has at the entrance.

- Mr. Cowling stated that a sign has been designed, they are just awaiting pricing information.

Audience Comments

- Sheila Torres commented that the gates at the dog park are damaged and the fence inside isn't connected properly. The water spicket is still not working.
 - Mr. Soriano stated that he will address those issues.
- A resident asked if the CDD fees are paying to mow Cheswick Oaks.
 - Mr. Cowling responded that Dream Finders is currently paying to mow Cheswick Oaks.
- A resident suggested installing a sign that the property is under surveillance.
- Louis Lockley asked if Cheswick Oaks and Wilford Preserve are one community or separate in terms of trespassing.
 - Mr. Cowling responded that currently Cheswick Oaks residents do not have access to the Wilford amenity facility, and vice versa.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 23, 2025, at
1:30 p.m. at the Plantation Oaks Amenity
Center**

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Quote

1038 Parkridge Circle East
Jacksonville, FL 32211
(904) 838-1618
raulersonpaving@outlook.com

Date: 06-12-25

Expiration Date: 07-12-25

TO: Taylor & White, Inc.
9556 Historic Kings Road S. Suite 102
Jacksonville, FL 32257
(904) 346-0671
JJ.Edwards@taylorandwhite.com

Job Name: Wilford Preserve Speed Tables

Quote Issued by:	Jobsite/Location:	Start Date:
Jason Raulerson	Firethorn Ave.	TBD
Orange Park, FL 32073		

Quantity:	Units:	Description:	Unit Price:	Line Total:
3	EACH	3" SP 9.5 Speed Table (Skid Steer Mill Tie-ins)	\$4,991.00	\$14,973.00
Includes Speed Table Signs & Striping				

Total: \$14,973.00

*THIS QUOTE INCLUDES MOBILIZATION. ANY ADDITIONAL MOBILIZATION IS SUBJECT TO AN ADDITIONAL \$1,750.00.

This quote for goods and services named, are subject to the terms and conditions of Raulerson Paving, LLC. A full description of terms and conditions will be attached along with this quote. By signing and returning this quote, you're also agreeing to the Terms and Conditions.

To accept this quote, sign here and return: _____ Date: _____

THANK YOU FOR YOUR BUSINESS!

Terms and Conditions

- All permits are owner's responsibility.
- All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner and to be completed within a reasonable time frame. If after proper notification, work is unable to be completed due to vehicles or other obstruction; additional trip charges may be incurred.
- All labor and material is conclusively accepted as satisfactory unless this contractor is notified in writing within 5 days after the work is performed. Any claim for property damage is conclusively waived unless this contractor is notified within 72 hours of the occurrence. We will not be responsible when existing or proposal grades are 1% or less. Owner understands that water ponding may occur. Any stated dimension, thickness, etc. is an average or the entire area of project as specified.
- Soil conditions such as the presence of clay and sand as well as temperature and moisture content may result in cracking, it is therefore impossible to guarantee against cracking. The owner understands that this is a risk inherent in this kind of work.
- All asphalt surfaces, especially those that are resurfaced will eventually crack. Raulerson Paving LLC does not guarantee their work against cracking, since this is a condition of nature, and beyond the control of the contractor.
- Additional material or labor required to complete any portion of this proposal, due to alterations, subnormal soil conditions, or mistakes made by other contractors, shall be executed only upon written order and will become an extra charge.
- Any additional material (asphalt, stone, etc.) requests above contract specifications shall be executed only upon written order and will become an extra charge. Asphalt / Stone thickness is quoted in average thickness.
- Raulerson Paving LLC has the right to use subcontractors in the performance of their work.
- Raulerson Paving LLC is not responsible for damage to or injuries caused by any privately (not installed by Public Utility) placed underground wires, pipes, sewers, conduits, obstructions or restrictions. The owner or his agent agrees to indemnify and hold harmless Raulerson Paving LLC from any and all claims, liabilities, costs and expenses whatsoever arising from the above.
- The contract does not contemplate the encountering of underlying concrete, wood, paving fabric or other unsuitable material or unusual conditions during excavation. Should these conditions be encountered, owner may be charged for the extra work incurred.
- Raulerson Paving LLC is not responsible for damage to paving from weeds due to weed dormmate stage.
- Raulerson Paving LLC is not responsible for concrete breakage or restoration of surfaces to and frame the work area.
- All agreements are contingent upon strikes, accidents or delays beyond our control.
- Raulerson Paving LLC may invoice a completed portion of the contract if a delay is expected due to proper curing or weather constraints. If this proposal is accepted on any form other than this form, owner agrees to be bound by the terms and conditions contained herein.
- Upon contract acceptance, if cancellation notice is not received in writing prior to 3 days after date of acceptance, Raulerson Paving LLC assumes that the owner or agent accepts the work herein described and the terms and conditions of sale contained. Any withdrawal of this contract could result in a partial billing to reimburse Raulerson Paving LLC and/or its subcontractors for planning preparation, and materials already ordered or installed on jobsite.
- Term of payment: Net 30 which begins upon completion of work unless otherwise specified. A \$15.00 service fee plus 1½% of the outstanding balance will be charged on all accounts 10 days past due, and will continue to be added each consecutive month until the entire balance and accumulated service fees plus interest are paid in full (unless otherwise specified). If it becomes necessary for Raulerson Paving LLC to institute collection proceedings, all costs incurred by Raulerson Paving LLC including reasonable and actual attorney's fees, shall be paid by the property owner or owners agency and shall be added tri the amount as described herein.
- Any controversy arising from this contract shall be settled by arbitration.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN.

Sign: _____

Date: _____

FIFTH ORDER OF BUSINESS

\$ pol
6/12
encl

RECEIVED
JUN 16 2025

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.

YIRUI YU

From: Name: _____
Address: 632 Ivory Palm Rd,
City, State, Zip: 32073
Phone: _____ Email: YUANYIRUI0407@gmail.com
Lot Number: _____ Phase: _____ Application Date: 6/11/21

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: _____



Hello, DI XIONG

Track Package

Change Amount to 50.00 USD
Qty: 1

Subtotal	\$50.00
Total	\$50.00 USD

Paid Floridian Property M... with	
BANK OF AMERICA, NA	\$50.00 USD
Check # 47576	

Aluminum two rails 4' high

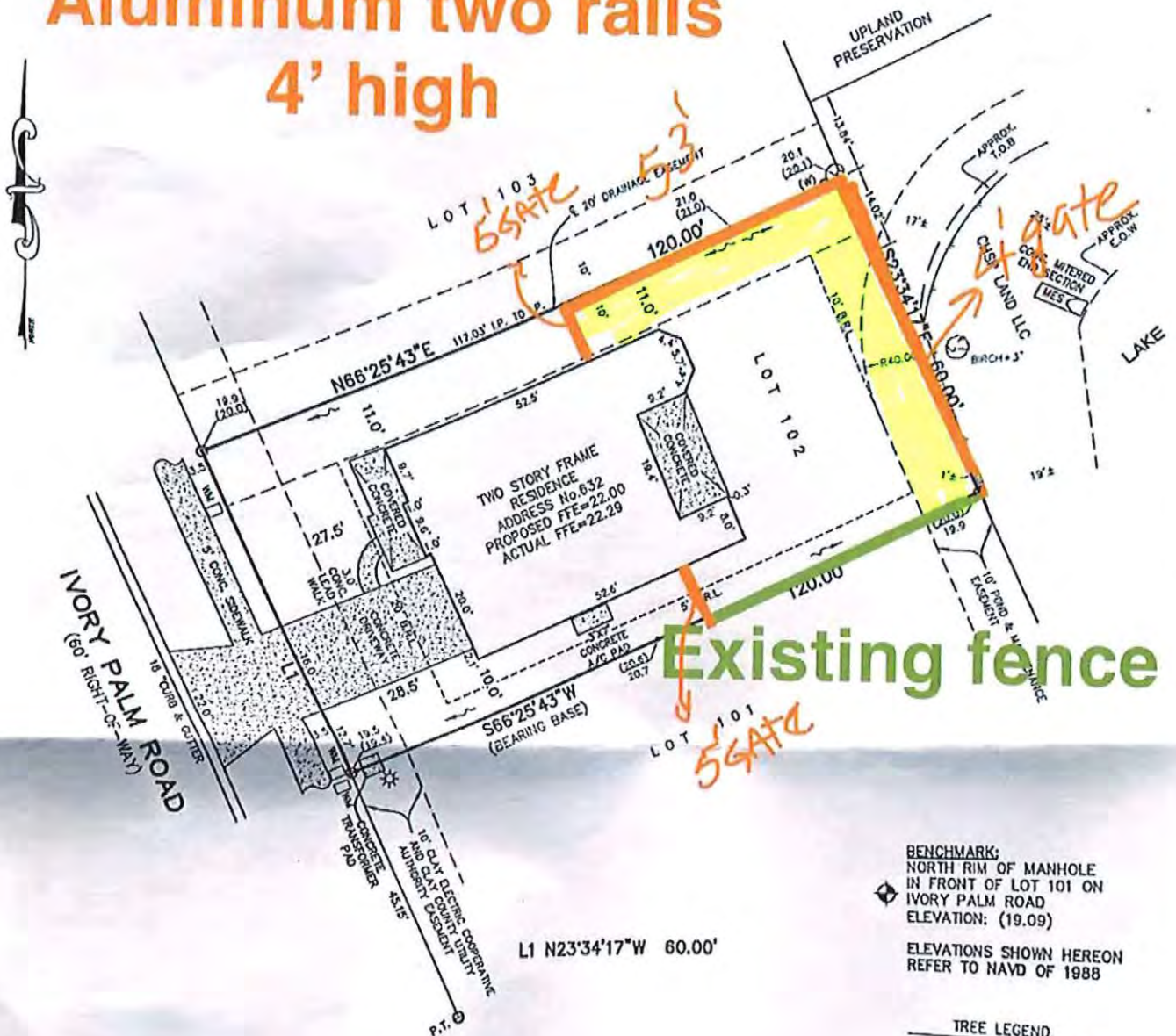


MAP SHOWING AS-BUILT SURVEY OF LOT 102 AS SHOWN ON MAP OF WILFORD PRESERVE UNIT 2B

AS RECORDED IN PLAT BOOK 64 PAGES 27-37 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLA.
CERTIFIED TO: DI XIONG & YIRUI YUAN/ WEI XIONG & JING CUI/ AMERIS BANK/ GOLDEN DOG TITLE & TRUST DBA OF TITLE, LLC/
ALLIANT NATIONAL TITLE INSURANCE COMPANY

PERMIT #12138242

Aluminum two rails 4' high



BENCHMARK:

NORTH RIM OF MANHOLE
IN FRONT OF LOT 101 ON
IVORY PALM ROAD
ELEVATION: (19.09)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

TREE LEGEND

3"BN RIVER BIRCH 3"CAL

DENOTES FOUND 1/2" IRON PIPE LB 1381 UNLESS OTHERWISE NOTED

WM - DENOTES WATER METER

DENOTES FIBERGLASS LIGHT POLE

--- DENOTES DIRECTION OF FLOW
TYPE "B" DRAINAGE ELEVATIONS

NOTE 1: TREES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DEVELOPMENT LANDSCAPE PLANS. STREET TREE LOCATIONS MAY BE ADJUSTED FOR DRIVEWAYS BUT SHOULD NOT POSE A SIGHT OBSTRUCTION.
NOTE 2: SIDE/FRONT TIES ARE TO THE FOUNDATION.

(03.0) - DENOTES PRE-CONSTRUCTION ELEVATIONS
00.0 - DENOTES POST-CONSTRUCTION ELEVATIONS

NOTE:
SIDE/FRONT BUILDING TIES ARE TO THE FOUNDATION.

COUNTY AS-BUILT TOLERANCES		
DESCRIPTION	OVER	UNDER
F.F. EL.	6" MAX	0" MAX
LOT ELEVATIONS	3"	3"

AS-BUILT: W.O. #200444: 05-10-2022 (FIELD)
FOUNDATION, F.F.E.: W.O. #195870: 12-17-2021 (FIELD)
LOT & HOUSE S-O (GOOD SET F.F.E.): W.O. #195858: 12-10-2021 (FIELD)
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0070 E FOR CLAY COUNTY, FLORIDA, FIRM INDEX DATE 03-17-14

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA 32257 - 904/279-0089 - LICENSED LAND BUSINESS NO. 3857

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE
SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN
ON THE SURVEY SHOWN HEREON. THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS
OF THE SURVEYING PROFESSION AS SET FORTH IN CHAPTER 61017, F.S.

UNDERGROUND ENCROACHMENTS NOT LOCATED

SIXTH ORDER OF BUSINESS

Wilford Preserve

Community Development District

***Approved Budget
FY 2026***

Presented by:



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Wilford Preserve
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 505,573	\$ 678,528	\$ -	\$ 678,528	\$ 673,895
Direct Bill Phase 4	168,146	-	-	-	-
Developer Funded Cheswick South	263,580	-	-	-	263,580
Interest Income	6,000	11,082	1,500	12,582	6,000
Miscellaneous Income	668	1,066	300	1,366	1,000

TOTAL REVENUES	\$ 943,967	\$ 690,676	\$ 1,800	\$ 692,476	\$ 944,475
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 2,600	\$ 2,200	\$ 4,800	\$ 4,800
FICA Taxes	367	199	168	367	367
Engineering	6,000	6,950	1,500	8,450	6,000
Attorney	15,000	5,234	9,766	15,000	15,000
Annual Audit	4,800	5,000	-	5,000	5,200
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Arbitrage Rebate	1,200	600	-	600	600
Dissemination Agent	7,865	5,899	1,966	7,865	8,258
Trustee Fees	7,000	6,592	-	6,592	7,000
Management Fees	55,213	41,410	13,804	55,213	57,974
Information Technology	1,060	795	265	1,060	1,113
Website Maintenance	1,272	954	318	1,272	1,336
Telephone	300	83	217	300	300
Postage	500	244	256	500	500
Insurance General Liability	7,500	7,296	-	7,296	8,208
Printing	1,200	92	1,108	1,200	1,200
Legal Advertising	3,000	961	2,039	3,000	3,000
Other Current Charges	600	2	598	600	600
Office Supplies	100	12	88	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 123,571	\$ 90,716	\$ 34,293	\$ 125,009	\$ 127,630
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Operations & Maintenance

Amenity Center

Insurance	\$ 11,546	\$ 10,500	\$ -	\$ 10,500	\$ 11,850
General Facility Maintenance	35,000	6,145	28,855	35,000	35,000
Amenity Manager	67,250	35,438	31,813	67,250	71,285
Janitorial Services	15,000	11,321	3,679	15,000	15,900
Pool Maintenance	30,000	22,500	7,500	30,000	31,800
Pool Chemicals	20,000	5,400	14,600	20,000	20,000
Pool Monitors	25,000	2,401	22,599	25,000	25,000
Security Monitoring	1,235	-	1,235	1,235	1,235
Security	93,325	33,751	11,934	45,685	93,325
Permit Fees	900	300	600	900	900
Telephone/Cable/Internet	1,000	-	1,000	1,000	1,000
Electric	25,000	5,108	19,892	25,000	25,200
Water/Sewer/Irrigation	55,000	19,781	5,219	25,000	55,000
Repairs & Replacements	25,000	11,776	8,224	20,000	25,000
Refuse Service	5,040	2,562	938	3,500	5,040
Special Events	6,000	1,076	2,000	3,076	6,000
Recreational Passes	1,500	260	1,240	1,500	2,500
Office Supplies/Mailings/Printing	600	-	600	600	600

TOTAL AMENITY CENTER	\$ 418,396	\$ 168,319	\$ 161,926	\$ 330,246	\$ 426,635
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Wilford Preserve
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>Ground Maintenance</u>					
Landscape Maintenance	\$ 260,000	\$ 77,760	\$ 25,920	\$ 103,680	\$ 260,000
Landscape Contingency	6,000	1,380	4,620	6,000	6,000
Irrigation Maintenance	5,000	-	5,000	5,000	5,000
Lake Maintenance	26,000	7,830	4,350	12,180	26,000
TOTAL GROUND MAINTENANCE	\$ 297,000	\$ 86,970	\$ 39,890	\$ 126,860	\$ 297,000
<u>Reserves</u>					
Capital Reserve Fund	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 93,210
TOTAL RESERVES	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 93,210
TOTAL EXPENDITURES	\$ 943,967	\$ 346,005	\$ 341,109	\$ 687,115	\$ 944,475
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ 2,077	\$ -	\$ 2,077	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 2,077	\$ -	\$ 2,077	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 346,748	\$ (339,309)	\$ 7,439	\$ -

Wilford Preserve
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the Clay County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Interest Income

The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Miscellaneous Income

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income is deposited to the district.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2018B & 2019A Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements the District's Special Assessment Bond Series 2018B and 2019A. An additional fee of \$500 is incurred for a revised amortization fee after the District makes an Optional Redemption payment towards any of the Bonds. It has contracted with Governmental Management Services, LLC to provide this service.

Trustee Fees

The District will issue bonds to be held with a Trustee at a qualified Bank. The amount of the trustee fees is based on the agreement between US Bank and the District for the Special Assessment Bond Series 2018B and anticipated issuance of Special Assessments Bonds Series 2019A.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

New internet and Wi-Fi service for Office.

Postage

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Wilford Preserve
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Insurance (Property)

The District's property Insurance policy is with Florida Insurance Alliance, FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

General Facility Maintenance

The District has contracted with Governmental Management Services, LLC to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Amenity Manager

The District has contracted with Governmental Management Services, LLC to provide Field Operations services, to include contract administration, field related inspections, etc.

Janitorial Services

The District is under contract with Governmental Management Services, LLC to provide janitorial cleaning for the Amenity Center.

Pool Maintenance

The District is under contract with Governmental Management Services, LLC for the maintenance of the Amenity Center Swimming Pool.

Pool Chemicals

The District will contract with local company to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

Pool Monitors

The District will contract with management company to provide personnel to monitor usage of the pool during peak swim season.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Hi-Tech System.

Security

The District will contract with security company for on-site patrols.

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool.

Telephone/Cable/Internet

The Amenity Center will contract with vendor to provide phone, cable and internet for Amenity Center.

Expenditures - Amenity Center

Electric

The cost of electricity provided by Clay Electric Cooperative. The District has the following meter:

Location	Account#		Monthly	Annual
2740 Firethorn Ave	9171539	\$	600	\$ 7,200
Contingency for new accounts				18,000
	Total	\$	600	\$ 25,200

Wilford Preserve
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center (continued)

Water/Sewer/Irrigation

Cost of reclaimed irrigation service from Clay County Utility Authority used by the district. The District has the following meters:

Location	Account#	Monthly		Annual
2736 Copperwood Avenue	A00040095	\$	100	\$ 1,200
632 Silverberry Avenue	A00040096		300	3,600
2738 Firethorn Avenue	A00043494		750	9,000
634 Ivory Palm Road	A00043493		80	960
2965 White Heron Trail	A00043492		150	1,800
451 Cheswick Oak Ave	A00043491		120	1,440
708 Sycamore Way	A00043489		80	960
832 Sycamore Way	A00043488		160	1,920
2530 Firethorn Avenue	A00043487		175	2,100
3048 Firethorn Avenue	A00043486		150	1,800
3140 Firethorn Avenue	A00043485		50	600
2744 Firethorn Avenue	A00044340		475	5,700
3169 Flower Branch Avenue	A00047819		150	1,800
678 Sycamore Way	A00048921		100	1,200
New accounts for Cheswick South				20,920
Total		\$	2,840	\$ 55,000

Repairs & Replacements

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Refuse Service

The District has contracted with Republic Service company for garbage disposal service.

Location	Account#	Monthly		Annual
2740 Firethorn Ave	xx-9614	\$	300	\$ 3,600
Cheswick South				1,440
Total		\$	300	\$ 5,040

Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year. Costs are partially offset by rental and miscellaneous income.

Recreational Passes

Represents the estimated cost for issuing access cards to the District's residents for Amenity Center privileges. Residents must purchase replacement cards and receipts are posted to miscellaneous income.

Office Supplies / Mailings / Printing

Consists of mailings to residents, access control expenses, etc.

Expenditures – Ground Maintenance

Landscape Maintenance

The District is contracted with a Yellowstone Landscape to maintain the common areas of the District, landscape light repairs, tree removals, tree trimmings, additional mulching and new projects and replacements.

Contractor	Monthly		Annual
Yellowstone	\$	9,165	\$ 109,980
New Area for Cheswick South			150,020
		\$	260,000

Landscape Contingency

For additional landscape services and possible storm cleanup.

Irrigation Maintenance

Cost of miscellaneous repairs and maintenance to irrigation system.

Lake Maintenance

The District has contracted with Solitude Lake Management to maintain the water quality in all the lakes on District property.

Capital Reserve Fund

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities.

Wilford Preserve
Community Development District
Approved Budget
Debt Service Series 2019A Special Assessment Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 521,627	\$ 523,341	\$ -	\$ 523,341	\$ 521,627
Interest Earnings	7,500	18,718	3,000	21,718	10,000
Carry Forward Surplus ⁽¹⁾	239,841	413,397	-	413,397	436,106
TOTAL REVENUES	\$ 768,968	\$ 955,456	\$ 3,000	\$ 958,456	\$ 967,732

EXPENDITURES:

Interest - 11/1	\$ 186,175	\$ 186,175	\$ -	\$ 186,175	\$ 182,725
Interest - 5/1	186,175	186,175	-	186,175	182,725
Principal - 5/1	150,000	150,000	-	150,000	160,000
TOTAL EXPENDITURES	\$ 522,350	\$ 522,350	\$ -	\$ 522,350	\$ 525,450

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL EXPENDITURES	\$ 522,350	\$ 522,350	\$ -	\$ 522,350	\$ 525,450
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EXCESS REVENUES (EXPENDITURES)	\$ 246,618	\$ 433,106	\$ 3,000	\$ 436,106	\$ 442,282
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 179,045

Wilford Preserve
Community Development District
AMORTIZATION SCHEDULE (Combined)
Debt Service Series 2019A Special Assessment Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/25	\$ 7,160,000		\$ 182,725	
05/01/26	7,160,000	\$ 160,000	182,725	\$ 525,450
11/01/26	7,000,000		179,045	
05/01/27	7,000,000	165,000	179,045	523,090
11/01/27	6,835,000		174,920	
05/01/28	6,835,000	175,000	174,920	524,840
11/01/28	6,660,000		170,545	
05/01/29	6,660,000	185,000	170,545	526,090
11/01/29	6,475,000		165,920	
05/01/30	6,475,000	190,000	165,920	521,840
11/01/30	6,285,000		161,170	
05/01/31	6,285,000	200,000	161,170	522,340
11/01/31	6,085,000		156,170	
05/01/32	6,085,000	215,000	156,170	527,340
11/01/32	5,870,000		150,795	
05/01/33	5,870,000	225,000	150,795	526,590
11/01/33	5,645,000		145,170	
05/01/34	5,645,000	235,000	145,170	525,340
11/01/34	5,410,000		139,295	
05/01/35	5,410,000	245,000	139,295	523,590
11/01/35	5,165,000		133,170	
05/01/36	5,165,000	260,000	133,170	526,340
11/01/36	4,905,000		126,670	
05/01/37	4,905,000	275,000	126,670	528,340
11/01/37	4,630,000		119,795	
05/01/38	4,630,000	285,000	119,795	524,590
11/01/38	4,345,000		112,670	
05/01/39	4,345,000	300,000	112,670	525,340
11/01/39	4,045,000		105,170	
05/01/40	4,045,000	315,000	105,170	525,340
11/01/40	3,730,000		96,980	
05/01/41	3,730,000	335,000	96,980	528,960
11/01/41	3,395,000		88,270	
05/01/42	3,395,000	350,000	88,270	526,540
11/01/42	3,045,000		79,170	
05/01/43	3,045,000	370,000	79,170	528,340
11/01/43	2,675,000		69,550	
05/01/44	2,675,000	390,000	69,550	529,100
11/01/44	2,285,000		59,410	
05/01/45	2,285,000	410,000	59,410	528,820
11/01/45	1,875,000		48,750	
05/01/46	1,875,000	435,000	48,750	532,500
11/01/46	1,440,000		37,440	
05/01/47	1,440,000	455,000	37,440	529,880
11/01/47	985,000		25,610	
05/01/48	985,000	480,000	25,610	531,220
11/01/48	505,000		13,130	
05/01/49	505,000	505,000	13,130	531,260
Total	\$ 7,160,000	\$ 5,483,080	\$ 12,643,080	

Wilford Preserve
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2026	FY 2025	Increase/ (decrease)	
50'	493	\$1,208.95	\$1,208.95	\$0.00	0.00%
60'	100	\$1,208.95	\$1,208.95	\$0.00	0.00%
Total	593				

Gross Assessments		\$716,909.46
Less: Discount	4.00%	28,676.38
Less: Commission fees	2.00%	14,338.19
Net Assessments		<u><u>\$673,894.89</u></u>

Wilford Preserve
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Interest Income	\$ 2,000	\$ -	\$ 500	\$ 500	\$ 2,000
Capital Reserve Funding	105,000	-	105,000	105,000	93,210
Carry Forward Balance	-	-	-	-	98,745
TOTAL REVENUES	\$ 107,000	\$ -	\$ 105,500	\$ 105,500	\$ 193,955
EXPENDITURES:					
Repairs and Replacements	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	5,255	1,500	6,755	10,000
TOTAL EXPENDITURES	\$ -	\$ 5,255	\$ 1,500	\$ 6,755	\$ 10,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ 5,255	\$ 1,500	\$ 6,755	\$ 10,000
EXCESS REVENUES (EXPENDITURES)	\$ 107,000	\$ (5,255)	\$ 104,000	\$ 98,745	\$ 183,955

SEVENTH ORDER OF BUSINESS

D.

1.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum

Date: July 2025
To: Board of Supervisors
From: Sayla Hicks - Wilford Preserve/Wilford Oaks Amenity Manager

Community:

Card Counts:

Wilford Preserve: New Residents – 2

Wilford Oaks (Cheswick): New Residents - 6

Room Rentals:

- 3 Rentals in July

Operations:

- Summer kickoff pool party at Wilford Preserve was June 14th with DJ & Pizza party and turned out great. The DJ played games with the kids and we did a few raffles for gift cards.
- Back to school party is being planned for August, similar to our summer kickoff party. We would like to raffle off some back-to-school items.
- Minor repairs have been done at Wilford Preserve such as: touch up painting, repairing broken door handle, replaced gate hinges, and repairing all loose tables and chairs.
- All ponds have been treated a second time this month for algae (residents were complaining about the excess algae).

For questions, comments, or clarification, please contact:

- Sayla Hicks, Wilford Amenity Manager (904)701.3665
- 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@gmsnf.com

Memorandum



EIGHTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
June 30, 2025



Wilford Preserve
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 122,575	\$ -	\$ -	\$ -	\$ 122,575
Due from Other	-	-	-	4,440	4,440
Due from Capital Reserve Fund	5,255	-	-	-	5,255
Investments:					
General Fund Custody	390,745	-	-	-	390,745
State Board of Administration (SBA)	2,852	-	-	-	2,852
Series 2019					
Reserve	-	205,757	-	-	205,757
Revenue	-	253,105	-	-	253,105
Construction	-	-	-	21,086	21,086
Prepaid Expenses	575	-	-	-	575
Deposits	1,350	-	-	-	1,350
Total Assets	\$ 523,352	\$ 458,862	\$ -	\$ 25,526	\$ 1,007,740
Liabilities:					
Accounts Payable	\$ 3,748	\$ -	\$ -	\$ -	\$ 3,748
Due to General Fund	-	-	5,255	-	5,255
Total Liabilities	\$ 3,748	\$ -	\$ 5,255	\$ -	\$ 9,003
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 575	\$ -	\$ -	\$ -	\$ 575
Deposits	1,350	-	-	-	1,350
Restricted for:					
Debt Service	-	458,862	-	-	458,862
Capital Project	-	-	-	25,526	25,526
Assigned for:					
Capital Reserve Fund	-	-	(5,255)	-	(5,255)
Unassigned	517,679	-	-	-	517,679
Total Fund Balances	\$ 519,604	\$ 458,862	\$ (5,255)	\$ 25,526	\$ 998,737
Total Liabilities & Fund Balance	\$ 523,352	\$ 458,862	\$ -	\$ 25,526	\$ 1,007,740

Wilford Preserve
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 505,573	\$ 505,573	\$ 678,528	\$ 172,956
Direct Bill Phase 4	168,146	-	-	-
Developer Funded Cheswick South	263,580	-	-	-
Interest Income	6,000	6,000	11,082	5,082
Miscellaneous Income	668	668	1,066	398
Total Revenues	\$ 943,967	\$ 512,241	\$ 690,676	\$ 178,436

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 3,600	\$ 2,600	\$ 1,000
FICA Taxes	367	275	199	77
Engineering	6,000	6,000	6,950	(950)
Attorney	15,000	11,250	5,234	6,016
Annual Audit	4,800	4,800	5,000	(200)
Assessment Roll Administration	5,618	5,618	5,618	-
Arbitrage Rebate	1,200	900	600	300
Dissemination Agent	7,865	5,899	5,899	0
Trustee Fees	7,000	6,592	6,592	-
Management Fees	55,213	41,410	41,410	0
Information Technology	1,060	795	795	0
Website Maintenance	1,272	954	954	-
Telephone	300	225	83	142
Postage	500	375	244	131
Insurance General Liability	7,500	7,500	7,296	204
Printing	1,200	900	92	808
Legal Advertising	3,000	2,250	961	1,289
Other Current Charges	600	450	2	448
Office Supplies	100	75	12	63
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,571	\$ 100,044	\$ 90,716	\$ 9,328

Wilford Preserve
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 11,546	\$ 11,546	\$ 10,500	\$ 1,046
General Facility Maintenance	35,000	26,250	6,145	20,105
Amenity Manager	67,250	50,438	35,438	15,000
Janitorial Services	15,000	11,250	11,321	(71)
Pool Maintenance	30,000	22,500	22,500	-
Pool Chemicals	20,000	15,000	5,400	9,600
Pool Monitors	25,000	18,750	2,401	16,349
Security Monitoring	1,235	926	-	926
Security	93,325	69,994	33,751	36,243
Permit Fees	900	675	300	375
Telephone/Cable/Internet	1,000	750	-	750
Electric	25,000	18,750	5,108	13,642
Water/Sewer/Irrigation	55,000	41,250	19,781	21,469
Repairs & Replacements	25,000	18,750	11,776	6,974
Refuse Service	5,040	3,780	2,562	1,218
Special Events	6,000	4,500	1,076	3,424
Recreational Passes	1,500	1,125	260	865
Office Supplies/Mailings/Printing	600	450	-	450
Subtotal Amenity Center Expenditures	\$ 418,396	\$ 316,684	\$ 168,319	\$ 148,364
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 260,000	\$ 195,000	\$ 77,760	\$ 117,240
Landscape Contingency	6,000	4,500	1,380	3,120
Irrigation Maintenance	5,000	3,750	-	3,750
Lake Maintenance	26,000	19,500	7,830	11,670
Subtotal Ground Maintenance Expenditures	\$ 297,000	\$ 222,750	\$ 86,970	\$ 135,780
Total Operations & Maintenance	\$ 715,396	\$ 539,434	\$ 255,289	\$ 284,144
Reserves				
Capital Reserve Fund	\$ 105,000	\$ -	\$ -	\$ -
TOTAL RESERVES	\$ 105,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 943,967	\$ 639,477	\$ 346,005	\$ 293,472
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ (127,236)	\$ 344,671	\$ (115,036)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,077	\$ 2,077
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,077	\$ 2,077
Net Change in Fund Balance	\$ 0	\$ (127,236)	\$ 346,748	\$ (112,959)
Fund Balance - Beginning	\$ -		\$ 172,856	
Fund Balance - Ending	\$ 0		\$ 519,604	

Wilford Preserve
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<u>Revenues:</u>																										
Special Assessments - Tax Roll	\$	-	\$	38,466	\$	540,912	\$	3,651	\$	1,308	\$	8,531	\$	82,588	\$	-	\$	3,073	\$	-	\$	-	\$	-	\$	678,528
Interest Income		258		34		34		1,831		1,903		1,604		1,806		1,855		1,757		-		-		-		11,082
Miscellaneous Income		-		-		375		100		-		150		191		200		50		-		-		-		1,066
Total Revenues	\$	258	\$	38,500	\$	541,321	\$	5,581	\$	3,211	\$	10,285	\$	84,585	\$	2,055	\$	4,880	\$	-	\$	-	\$	-	\$	690,676
<u>Expenditures:</u>																										
<u>General & Administrative:</u>																										
Supervisor Fees	\$	-	\$	-	\$	400	\$	400	\$	400	\$	400	\$	400	\$	400	\$	200	\$	-	\$	-	\$	-	\$	2,600
FICA Taxes		-		-		31		31		31		31		31		31		15		-		-		-		199
Engineering		-		3,500		-		-		-		-		165		-		3,285		-		-		-		6,950
Attorney		1,554		225		29		661		-		-		391		923		1,451		-		-		-		5,234
Annual Audit		-		-		-		-		-		-		5,000		-		-		-		-		-		5,000
Assessment Roll Administration		5,618		-		-		-		-		-		-		-		-		-		-		-		5,618
Arbitrage Rebate		-		-		600		-		-		-		-		-		-		-		-		-		600
Dissemination Agent		655		655		655		655		655		655		655		655		655		-		-		-		5,899
Trustee Fees		3,450		-		-		3,142		-		-		-		-		-		-		-		-		6,592
Management Fees		4,601		4,601		4,601		4,601		4,601		4,601		4,601		4,601		4,601		-		-		-		41,410
Information Technology		88		88		88		88		88		88		88		88		88		-		-		-		795
Website Maintenance		106		106		106		106		106		106		106		106		106		-		-		-		954
Telephone		-		-		5		39		-		7		9		15		8		-		-		-		83
Postage		26		13		15		9		15		8		10		88		60		-		-		-		244
Insurance General Liability		7,296		-		-		-		-		-		-		-		-		-		-		-		7,296
Printing		8		9		18		0		17		16		11		8		6		-		-		-		92
Legal Advertising		322		75		75		82		82		82		82		82		82		-		-		-		961
Other Current Charges		-		-		-		-		-		-		-		2		-		-		-		-		2
Office Supplies		9		0		1		0		1		0		0		0		1		-		-		-		12
Dues, Licenses & Subscriptions		175		-		-		-		-		-		-		-		-		-		-		-		175
Total General & Administrative	\$	23,908	\$	9,273	\$	6,624	\$	9,815	\$	5,995	\$	5,994	\$	11,549	\$	6,999	\$	10,559	\$	-	\$	-	\$	-	\$	90,716

Wilford Preserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Insurance	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,500
General Facility Maintenance	1,276	80	1,071	90	307	224	35	679	2,383	-	-	-	6,145
Amenity Manager	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	-	-	-	35,438
Janitorial Services	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,321	-	-	-	11,321
Pool Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	22,500
Pool Chemicals	899	-	905	18	776	12	937	62	1,790	-	-	-	5,400
Pool Monitors	-	-	-	-	-	-	619	1,017	766	-	-	-	2,401
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	3,492	3,823	3,998	3,955	3,324	3,754	3,656	3,879	3,871	-	-	-	33,751
Permit Fees	-	-	-	-	-	-	-	300	-	-	-	-	300
Telephone/Cable/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	649	610	539	635	561	549	519	509	537	-	-	-	5,108
Water/Sewer/Irrigation	2,490	2,736	1,989	2,431	1,710	1,557	1,882	2,622	2,364	-	-	-	19,781
Repairs & Replacements	772	839	1,090	270	908	2,857	-	5,040	-	-	-	-	11,776
Refuse Service	214	213	212	269	270	271	271	270	572	-	-	-	2,562
Special Events	-	-	434	97	-	-	-	50	495	-	-	-	1,076
Recreational Passes	-	-	-	-	-	-	260	-	-	-	-	-	260
Office Supplies/Mailings/Printing	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 27,979	\$ 15,989	\$ 17,927	\$ 15,452	\$ 15,543	\$ 16,913	\$ 15,866	\$ 22,115	\$ 20,536	\$ -	\$ -	\$ -	168,319
Ground Maintenance Expenditures													
Landscape Maintenance	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ -	\$ -	\$ -	77,760
Landscape Contingency	660	-	-	-	-	-	-	-	720	-	-	-	1,380
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	870	870	870	870	870	870	870	870	870	-	-	-	7,830
Streetlighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 10,170	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 10,230	\$ -	\$ -	\$ -	86,970
Total Operations & Maintenance	\$ 38,149	\$ 25,499	\$ 27,437	\$ 24,962	\$ 25,053	\$ 26,423	\$ 25,376	\$ 31,625	\$ 30,766	\$ -	\$ -	\$ -	255,289
Reserves													
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
TOTAL RESERVES													
Total Expenditures	\$ 62,058	\$ 34,771	\$ 34,061	\$ 34,776	\$ 31,048	\$ 32,416	\$ 36,925	\$ 38,625	\$ 41,325	\$ -	\$ -	\$ -	346,005
Excess (Deficiency) of Revenues over Expenditures	\$ (61,800)	\$ 3,729	\$ 507,260	\$ (29,195)	\$ (27,837)	\$ (22,131)	\$ 47,660	\$ (36,569)	\$ (36,445)	\$ -	\$ -	\$ -	344,671
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	2,077	-	-	-	-	-	-	2,077
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,077
Net Change in Fund Balance	\$ (61,800)	\$ 3,729	\$ 507,260	\$ (29,195)	\$ (27,837)	\$ (20,054)	\$ 47,660	\$ (36,569)	\$ (36,445)	\$ -	\$ -	\$ -	346,748

Wilford Preserve
Community Development District
Debt Service Fund Series 2018 B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 24,725	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	76,460	76,460
Interest Income	5,000	3,750	3,290	(460)
Total Revenues	\$ 29,725	\$ 3,750	\$ 79,749	\$ 75,999
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	\$ (8,613)	\$ (362,613)	\$ (354,001)
Other Financing Sources/(Uses):				
Transfer (Out)	\$ -	\$ -	\$ (5,005)	\$ (5,005)
Transfer In	-	-	1,716	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,290)	\$ (5,005)
Net Change in Fund Balance	\$ 5,000	\$ (8,613)	\$ (365,903)	\$ (359,006)
Fund Balance - Beginning	\$ 10,110		\$ 365,903	
Fund Balance - Ending	\$ 15,110		\$ -	

Wilford Preserve
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 521,627	\$ 523,341	\$ 1,714
Interest Income	7,500	7,500	18,718	11,218
Total Revenues	\$ 529,127	\$ 529,127	\$ 542,059	\$ 12,932
Expenditures:				
Interest -11/1	\$ 186,175	\$ 186,175	\$ 186,175	\$ -
Interest - 5/1	186,175	186,175	186,175	-
Principal - 5/1	150,000	150,000	150,000	-
Total Expenditures	\$ 522,350	\$ 522,350	\$ 522,350	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,777	\$ 6,777	\$ 19,709	\$ 12,932
Net Change in Fund Balance	\$ 6,777	\$ 6,777	\$ 19,709	\$ 12,932
Fund Balance - Beginning	\$ 239,841		\$ 439,154	
Fund Balance - Ending	\$ 246,618		\$ 458,862	

Wilford Preserve
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending June 30, 2025

Description	SE 2018B	SE 2019A
<u>Revenues</u>		
<i><u>Interest Income:</u></i>		
Construction	\$ 374	\$ 289
Transfer In	2,928	-
Total Revenues	\$ 3,302	\$ 289
<u>Expenditures</u>		
Capital Outlay	\$ 27,062	\$ 1,200
Transfer Out	1,716	-
Total Expenditures	\$ 28,778	\$ 1,200
Excess Revenues (Expenditures)	\$ (25,476)	\$ (911)
Beginning Fund Balance	\$ 25,476	\$ 26,437
Ending Fund Balance	\$ (0)	\$ 25,526

Wilford Preserve
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Interest Income	\$ 2,000	\$ -	\$ -	\$ -
Capital Reserve Funding	105,000	-	-	-
Carry Forward Balance	-	-	-	-
Total Revenues	\$ 107,000	\$ -	\$ -	\$ -
Expenditures:				
Repairs and Replacements	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	5,255	(5,255)
Total Expenditures	\$ -	\$ -	\$ 5,255	\$ (5,255)
Excess (Deficiency) of Revenues over Expenditures	\$ 107,000		\$ (5,255)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 107,000		\$ (5,255)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 107,000		\$ (5,255)	

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	\$	-	
Reserve Fund Balance		-	
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	\$	205,757	
Reserve Fund Balance		205,757	
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)
Less: May 1, 2025			(150,000)
Current Bonds Outstanding		\$	7,160,000

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2019A DEBT ASMT	FY25 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	593	519,803.94	673,892.91	1,193,696.84

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2019A DEBT RECEIPTS	O&M RECEIPTS	AMOUNT RECEIVED
1	11/7/2024	796.10	1,032.10	1,828.20
2	11/13/2024	5,927.90	7,685.15	13,613.05
3	11/26/2024	22,946.48	29,748.67	52,695.15
4	12/6/2024	413,257.59	535,762.32	949,019.91
5	12/19/2024	3,972.52	5,150.11	9,122.63
6	1/27/2025	2,816.05	3,650.82	6,466.87
7	2/6/2025	1,008.57	1,307.55	2,316.12
8	3/8/2025	6,580.44	8,531.12	15,111.56
9	4/7/2025	57,329.86	74,324.53	131,654.39
10	5/6/2025	6,373.98	8,263.46	14,637.44
11	6/6/2025	-	-	-
TAX CERTIFICATES	6/17/2025	2,331.50	3,022.64	5,354.14
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		523,340.99	678,478.47	1,201,819.46

TAX ROLL DUE	(3,537.05)	(4,585.56)	(8,122.62)
PERCENT COLLECTED	101%	101%	101%

B.

WILFORD PRESERVE
Community Development District

Check Register Summary

June 30, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	6/13/25	50012	\$ 184.70
Sub-Total			\$184.70
<i>Accounts Payable</i>	6/4/25	746-751	\$ 4,735.30
	6/10/25	752-756	14,207.61
	6/18/25	757-760	13,607.70
	6/24/25	761-764	3,130.27
Sub-Total			\$ 35,680.88
Total			\$ 35,865.58

PR300R

PAYROLL CHECK REGISTER

RUN 6/13/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50012	2	ROBERT C KEEFE	184.70	6/13/2025
TOTAL FOR REGISTER			184.70	

WILP WILFORD PRES DLAUGHLIN

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: June 11, 2025

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

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

Approved for Payment:


District Manager Signature

June 11, 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 #
6/04/25	00001	5/16/25 196	202504 320-57200-45000	MAINTENACNE SUPPLIES	*	1,414.30	
				GOVERNMENTAL MANAGEMENT SERVICES			1,414.30 000746
6/04/25	00030	5/23/25 7077758	202505 320-57200-46510	MAY POOL CHEMICALS	*	764.25	
				HAWKINS INC			764.25 000747
6/04/25	00041	4/15/25 106296	202504 320-57200-45000	BACKFLOW TEST	*	150.00	
				HERZERS PLUMBING SERVICES LLC			150.00 000748
6/04/25	00011	5/29/25 25-00187	202505 310-51300-48000	NOTICE OF MEETING-6/11/25	*	81.75	
				JACKSONVILLE DAILY RECORD			81.75 000749
6/04/25	00033	5/29/25 2027796	202505 330-57200-46000	MAY LAKE MAINTENANCE	*	870.00	
				THE LAKE DOCTORS INC			870.00 000750
6/04/25	00018	5/20/25 6083	202505 310-51300-31100	PROF SRVS THUR 05/18/25	*	1,455.00	
				TAYLOR & WHITE INC			1,455.00 000751
6/10/25	99999	6/10/25 VOID	202506 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000752
6/10/25	00001	6/01/25 197	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,601.08	
		6/01/25 197	202506 310-51300-35200	JUN WEBSITE ADMIN	*	106.00	
		6/01/25 197	202506 310-51300-35100	JUN INFORMATION TECH	*	88.33	
		6/01/25 197	202506 310-51300-31300	JUN DISSEMINATION SVCS	*	655.42	
		6/01/25 197	202506 310-51300-51000	OFFICE SUPPLIES	*	.57	
		6/01/25 197	202506 310-51300-42000	POSTAGE	*	59.99	
		6/01/25 197	202506 310-51300-42500	COPIES	*	6.15	
		6/01/25 197	202506 310-51300-41000	TELEPHONE	*	7.84	
		6/01/25 197	202506 320-57200-45000	BROKEN/MISSING TILE-POOL	*	275.00	

WILP WILFORD PRES OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/25 197	202506 320-57200-46510		*	174.90	
			POOL CHEMICALS-TRICHLOR				
		6/01/25 197	202506 320-57200-46510		*	12.79	
			POOL CHEMICALS-LIQ BLEACH				
		6/01/25 197	202506 320-57200-46510		*	6.11	
			POOLL CHEMS-PHOSPHATE RMV				
		6/01/25 197	202506 320-57200-45000		*	192.50	
			SAFETY BUOY				
		6/01/25 197	202506 320-57200-45000		*	33.00	
			SAFE ROPE				
		6/01/25 197	202506 320-57200-46510		*	126.48	
			POOL CHEMICALS-TILE SOAP				
		6/01/25 197	202506 320-57200-46510		*	18.02	
			POOL CHEMS-YELLOW TREAT				
			GOVERNMENTAL MANAGEMENT SERVICES				6,364.18 000753
6/10/25 00001		6/01/25 198	202506 330-57200-41000		*	3,937.50	
			JUN CONTRACT ADMIN				
		6/01/25 198	202506 320-57200-45500		*	1,250.00	
			JUN JANITORIAL SERVICES				
		6/01/25 198	202506 320-57200-46500		*	2,500.00	
			JUN POOL MAINTENANCE SVCS				
			GOVERNMENTAL MANAGEMENT SERVICES				7,687.50 000754
6/10/25 00023		5/19/25 86544628	202505 320-57200-45500		*	70.93	
			JANITORIAL SUPPLIES				
			HD SUPPLY FORMERLY HOME DEPOT PRO				70.93 000755
6/10/25 00026		6/01/25 424984	202506 320-57200-49600		*	85.00	
			JUN CLOUD MGMT SERVICES				
			HI-TECH SYSTEM ASSOCIATES				85.00 000756
6/18/25 00020		5/31/25 18	202505 320-57200-46530		*	765.83	
			MAY POOL MONITOR SERVICES				
			RIVERSIDE MANAGEMENT SERVICES				765.83 000757
6/18/25 00035		6/01/25 11139	202506 320-57200-49600		*	3,481.87	
			JUN SECURITY SERVICES				
			SECURITY DEVELOPMENT GROUP LLC				3,481.87 000758
6/18/25 00016		6/01/25 930328	202506 320-57200-42000		*	8,640.00	
			JUN LANDSCAPE MAINTENANCE				
			YELLOWSTONE LANDSCAPE				8,640.00 000759
6/18/25 00016		6/09/25 933720	202506 330-57200-42010		*	720.00	
			MOW CHESWICK OAKS AVE				
			YELLOWSTONE LANDSCAPE				720.00 000760
			WILP WILFORD PRES OKUZMUK				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/24/25	00001	6/18/25 201	202505 320-57200-45000	MAINTENANCE SUPPLIES	*	118.27	
				GOVERNMENTAL MANAGEMENT SERVICES			118.27 000761
6/24/25	00030	6/13/25 7098539	202506 320-57200-46510	JUN POOL CHEMICALS	*	687.00	
				HAWKINS INC			687.00 000762
6/24/25	00022	6/03/25 12810620	202506 320-57200-49400	SUMMER EVENT/DJ SERVICES	*	495.00	
				PROGRESSIVE ENTERTAINMENT INC			495.00 000763
6/24/25	00018	6/18/25 6127	202506 310-51300-31100	PROF SRVS THUR 06/15/25	*	1,830.00	
				TAYLOR & WHITE INC			1,830.00 000764
TOTAL FOR BANK A						35,680.88	
TOTAL FOR REGISTER						35,680.88	

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

Invoice

Invoice #: 196
Invoice Date: 5/16/25
Due Date: 5/16/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2025		180.00	180.00
Maintenance Supplies		1,234.30	1,234.30
<div>Sayla Hicks Wilford Preserve 1.320.57200.45000 5/17/25</div> <div>Alison Moring 5/23/25</div>			

Total \$1,414.30

Payments/Credits \$0.00

Balance Due \$1,414.30

RECEIVED

By Tara Lee at 9:20 am, May 23, 2025

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

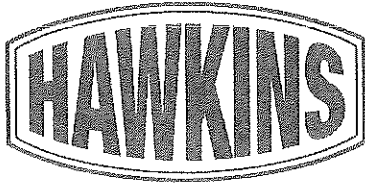
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/8/25	1.5	A.A.	Installed soap dispensers in men's and women's bathrooms
4/16/25	3	A.A.	Removed old hinges from pool gate and replaced with new ones, leveled gate
TOTAL	<u>4.5</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WILFORD PRESERVE				
	3/30/25	Constant Contact Monthly Fee	35.26	S.H.
	3/31/25	Horizontal Soap Dispenser (3)	212.75	R.G.
	4/1/25	Easter Eggs and Crafts for Event	351.38	S.H.
	4/13/25	Bounce House for Easter Event	380.65	S.H.
	4/15/25	Easter Eggs for Easter Event	74.69	S.H.
	4/15/25	Replacement Hinges for Pool Deck (3)	147.44	R.G.
	4/18/25	24 Pack Water (2)	11.45	S.H.
	4/18/25	Paper Towels	20.67	S.H.
		TOTAL	<u>\$1,234.30</u>	

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$764.25
Invoice Number	7077758
Invoice Date	5/23/25
Sales Order Number/Type	4822955 SL
Branch Plant	74
Shipment Number	5773396

Sold To: 486849
ACCOUNTS PAYABLE
WILFORD PRESERVE COMMUNITY
DEVELOPMENT
475 W Town Pl
St Augustine FL 32092-3648

Ship To: 486854
WILFORD PRESERVE COMMUNITY
DEVELOPMENT
2740 Firethorn Ave
Orange Park FL 32073-1698

Wilford Preserve CDD
1.320.57200.46510
5/27/25
Approved by:
Sayla Hicks

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
6/22/25	Net 30	PPD Origin	HWTG						385
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	255.0000	GA	\$2.9500	GA	2,465.9 LB	\$752.25
		1 LB BLK (Mini-Bulk)		255.0000	GA			2,465.9 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@Hawkinsinc.com
or call 612-331-6910 to get it setup on your account.

RECEIVED

By Tara Lee at 8:56 am, Jun 02, 2025

Page 1 of 1

Tax Rate

Sales Tax

Invoice Total

\$764.25

0 %

\$0.00

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 1221117

Herzer's Plumbing Service, Inc.
P O Box 422
Orange Park, FL 32067
+19042646171
admin@herzersplumbing.com

INVOICE

BILL TO
WILFORD PRESERVE CDD

INVOICE # 106296
DATE 04/15/2025
DUE DATE 04/30/2025
TERMS Net 15

P.O. NUMBER
BACKFLOW TEST

DATE	ACTIVITY	DESCRIPTION	QTY	AMOUNT
04/10/2025	Service	BACKFLOW TESTING TWO ASSEMBLIES	2	150.00
		2" WILKINS 975XL2 ACE3962		
		2" FEBCO 860 H28711		
		PASSED		

BALANCE DUE

\$150.00

RECEIVED

By Tara Lee at 11:47 am, May 23, 2025

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 29, 2025

Date

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

Serial #	25-00187C	PO/File #		\$81.75
----------	-----------	-----------	--	---------

Payment Due

Notice of Board of Supervisors Meeting

\$81.75

Publication Fee

Wilford Preserve Community Development District

Case Number

Amount Paid

Publication Dates 5/29

County Clay

Payment Due Upon Receipt

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

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

If your payment is being
mailed, please reference
Serial # 25-00187C on your
check or remittance advice.

RECEIVED

By Tara Lee at 8:56 am, Jun 02, 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 Wednesday, June 11, 2025, at 6:00 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

May 29 00 (25-00187C)

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

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

Approved by:
Sayla Hicks
Wilford Preserve CDD
1.330.57200.46000
5/29/25

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730725	5/29/2025	\$870.00

0000000730725300100000002780690000008700098

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 5/29/2025

Invoice 2027796

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/29/2025	Water Management - Monthly		\$870.00	\$0.00	\$870.00

RECEIVED

By Tara Lee at 9:17 am, Jun 02, 2025

Ponds 2,3,4,5,7,9,11,12,14- treated for algae in the ponds

Ponds 6,8,10,13- treated in and around the ponds for invasive aquatic weeds

Ponds 9,10,11- added pond dye to the ponds

completed service on May 12th 2025

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

Portal Registration #: 6DDB50F5

Customer E-mail(s): chogge@gmsnf.com, wilfordpreservemanager@gmsnf.com, okuzmuk@gmsnf

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

Corporate Address

4651 Salisbury Rd, Suite 155

Jacksonville, FL 32256

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

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.

Civil Design & Consulting Engineers

9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6083
Date 05/20/2025

Project 16050.1 WILFORD PRESERVE CDD

Invoice Amount:

\$1,455.00

Professional Services Rendered through 05/18/2025. -PAYMENT TERMS: NET 10 DAYS-
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

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	105,666.25	107,121.25	178.54	1,455.00
*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	13,048.75	13,048.75	130.49	0.00
REIMBURSABLES	0.00	10,288.25	10,288.25	0.00	0.00
Total	189,200.00	334,192.18	335,647.18	177.40	1,455.00

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
EOR		
Richard "JJ" Edwards	9.00	1,125.00

Coordinate with WEs and Louis for the additional supporting documentation for the SJRWMD permit transfer to O&M Submittal
Review Permit documentation on the SJRWMD dashboard. begin compiling a submittal folder to Transfer the Permit to O&M.
Compile and send SJRWMD Permit Application transfer documentation to the DFH for signature.

Phase subtotal	1,455.00
subtotal 11.00	1,455.00

Wilford Preserve CDD
Project 16050.1 WILFORD PRESERVE CDD

Invoice number 6083
Date 05/20/2025

RECEIVED

By Tara Lee at 8:58 am, Jun 02, 2025

Invoice total **1,455.00**

Governmental Management Services, LLC

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

Invoice**Invoice #:** 197**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		4,601.08	4,601.08
Website Administration - June 2025		106.00	106.00
Information Technology - June 2025		88.33	88.33
Dissemination Agent Services - June 2025		655.42	655.42
Office Supplies		0.57	0.57
Postage		59.99	59.99
Copies		6.15	6.15
Telephone		7.84	7.84
Pool Repair - Broken / Missing Tiles		275.00	275.00
Pool Chemicals - Trichlor		174.90	174.90
Pool Chemicals - Liquid Bleach		12.79	12.79
Pool Chemicals - Phosphate Remover		6.11	6.11
Safety Buoy		192.50	192.50
Safety Rope		33.00	33.00
Pool Chemicals - Tile Soap		126.48	126.48
Pool Chemicals - Yellow Treat		18.02	18.02
Total			\$6,364.18
Payments/Credits			\$0.00
Balance Due			\$6,364.18

RECEIVED*By Tara Lee at 2:52 pm, Jun 04, 2025*

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

Invoice

Invoice #: 198
Invoice Date: 6/1/25
Due Date: 6/1/25
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 - June 2025		3,937.50	3,937.50
Janitorial - June 2025		1,250.00	1,250.00
Pool Maintenance - June 2025		2,500.00	2,500.00
<div>Alison Mossing 6-5-25</div>			

RECEIVED

By Tara Lee at 9:37 am, Jun 05, 2025

Total	\$7,687.50
Payments/Credits	\$0.00
Balance Due	\$7,687.50

HDSUPPLY

Formerly Home Depot Pro Institutional

9000 Southside Blvd.
Bldg. 100 Suite 1102
Jacksonville FL 32256

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

INVOICE

Page 1 of 1

INVOICE DATE	05/19/2025
INVOICE NUMBER	865446280
ACCOUNT NUMBER	1762094
ORDER NO.	62635332

FOR INQUIRIES CALL: (866) 412-6726

FAX: (877) 712-6726
www.HomeDepotPro.com/Institutional
customer@supplyworks.com**SOLD TO:**

741 1 MB 0.622 E0283X I0453 D14353348079 S2 P10822818 0001:0001

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

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
AMS1762094	HDG LTW XXH

SHIPPED TO:WILFORD PRESERVE COMM DEVELOP
2740 FIRETHORN
ORANGE PARK FL 32073

ORDER NO.		CONTROL NO.	CUSTOMER P.O.		SHIPPED VIA				TERMS		CASH DISCOUNT AMT			
62635332					JX20N - JACKSONVI				NET 30 DAYS		0.00			
LN	ITEM NO.	CAT	DESCRIPTION			ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE

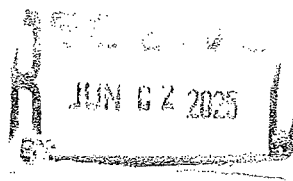
1	323158226	19	13GA PET WASTE LINER 50PK	1	1	0	PK		49.99	49.99		
							HANDLING	20.94				

\$7.95 Handling Charge

\$12.99 Minimum Order Charge

Delivery information for this invoice may be
found at: www.HomeDepotPro.com/InstitutionalApproved by:
Sayla Hicks
6/4/25
1.320.57200.45500**RECEIVED**

By Tara Lee at 3:08 pm, Jun 04, 2025



NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
49.99	0.00	20.94	70.93

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

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW

HDSUPPLY

Formerly Home Depot Pro Institutional

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762094	865446280	05/19/2025	70.93
			NET DUE DATE 06/18/25
		NET AMOUNT PAID	

SOLD TO:WILFORD PRESERVE COMM DEVELOP
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649**REMIT TO:**HD SUPPLY FORMERLY HOME DEPOT PRO
PO Box 40468
Atlanta GA 30384-4468



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 424984
Invoice Date: 06/01/2025
Completed: 06/02/2025
Terms: Due on Aging Date
Bid#:

Bill to:

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

Approved by:
Sayla Hicks
6/4/25
1.320.57200.49600

[Click Here to Pay Online!](#)

475 West Town Place
Ste 114

HiTechFlorida.com

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

RECEIVED

By Tara Lee at 3:07 pm, Jun 04, 2025

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

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 18
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

Bill To:
Wilford Preserve CDD

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through May 2025	35.62	21.50	765.83
<div>Alison Moring 6-13-25</div>			

RECEIVED

By Tara Lee at 3:17 pm, Jun 13, 2025

Total	\$765.83
Payments/Credits	\$0.00
Balance Due	\$765.83

WILFORD PRESERVE CDD

POOL MONITOR

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
35.62	Pool Monitor	\$ 21.50	\$ 765.83
	Covers May 2025		
	GL Code 1.320.572.46530		
	TOTAL DUE:		<u>\$ 765.83</u>

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
POOL MONITOR BILLABLE HOURS FOR MAY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/4/25	4.5	L.D.	Pool Monitor
5/5/25	4.3	L.D.	Pool Monitor
5/11/25	4.43	L.D.	Pool Monitor
5/12/25	2.68	L.D.	Pool Monitor
5/19/25	2.18	L.D.	Pool Monitor
5/24/25	0.8	L.D.	Pool Monitor
5/24/25	1.12	M.G.	Pool Monitor
5/25/25	5.18	L.D.	Pool Monitor
5/26/25	4.38	L.D.	Pool Monitor
5/27/25	6.05	M.G.	Pool Monitor

GRAND TOTAL	<u><u>35.62</u></u>
--------------------	---------------------



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 # 11139**DATE** 06/01/2025**DUE DATE** 06/30/2025**TERMS** End of the month

SERVICE MONTH

June

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	78	31.15	2,429.70
Vehicle Patrol 3 patrols a day Mon - Thurs	51	18.67	952.17
Fuel Charge Fuel Charge	1	100.00	100.00

SUBTOTAL	3,481.87
TAX	0.00
TOTAL	3,481.87
BALANCE DUE	\$3,481.87



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

INVOICE

INVOICE #	INVOICE DATE
930328	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

Invoice Amount: \$8,640.00

Description	Current Amount
Monthly Landscape Maintenance June 2025	\$8,640.00

Approved by:
Sayla Hicks
6/5/25
1.320.57200.42000
Wilford Preserve CDD

Invoice Total **\$8,640.00**

RECEIVED

By Tara Lee at 2:35 pm, Jun 05, 2025

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



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

INVOICE

INVOICE #	INVOICE DATE
933720	6/9/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 9, 2025

Invoice Amount: \$720.00

Description	Current Amount
One Time Mow Cheswick Oaks Ave	
Landscape Enhancement	\$720.00

RECEIVED

By Tara Lee at 1:30 pm, Jun 10, 2025

Invoice Total \$720.00

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

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

Invoice

Invoice #: 201
Invoice Date: 6/18/25
Due Date: 6/18/25
Case:
P.O. Number:

Bill To:

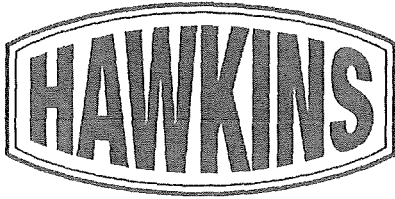
Wilford Preserve CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		118.27	118.27
Approved 6/20/25 1.320.57200.45000 Sayla Hicks Wilford Preserve			
<div>RECEIVED By Tara Lee at 11:02 am, Jun 23, 2025</div> <div>Alison Moxing 6-23-25</div>			

Total	\$118.27
Payments/Credits	\$0.00
Balance Due	\$118.27

Period Ending 6/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
WILFORD PRESERVE				
	4/30/25	Constant Contact Monthly Fee	35.26	S.H.
	5/16/25	Combination Lock Cable	13.02	S.H.
	5/24/25	Paper Towels	20.67	S.H.
	5/24/25	Toile Paper 18 rolls	20.67	S.H.
	5/24/25	Hand Soap	17.23	S.H.
	5/24/25	Keys (2)	11.43	S.H.
		TOTAL	\$118.27	



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

Original

INVOICE

Total Invoice **\$687.00**
Invoice Number **7098539**
Invoice Date **6/13/25**
Sales Order Number/Type **4844467 SL**
Branch Plant **74**
Shipment Number **5801389**

Sold To: **486849**
ACCOUNTS PAYABLE
WILFORD PRESERVE COMMUNITY
DEVELOPMENT
475 W Town Pl
St Augustine FL 32092-3648

Ship To: **486854**
WILFORD PRESERVE COMMUNITY
DEVELOPMENT
2740 Firethorn Ave
Orange Park FL 32073-1698

Wilford Preserve CDD
6/20/25
1.320.57200.46510
Sayla Hicks

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
7/13/25	Net 30	PPD Origin	HWTG						385
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	225.0000	GA	\$3.0000	GA	2,175.8 LB	\$675.00
		1 LB BLK (Mini-Bulk)		225.0000	GA			2,175.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

RECEIVED

By Tara Lee at 2:14 pm, Jun 20, 2025

Page 1 of 1

Tax Rate
0 %
Sales Tax
\$0.00

Invoice Total

\$687.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@HawkinsInc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@HawkinsInc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-200.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to ensure that their contracts are performed without regard to race, color, religion, sex, national origin, or veteran status or disability.



Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 6/3/2025

Invoice #12810620

Terms: Net 10 days

PO#

Customer name:

Wilford Preserve CDD

Type of Event: Pool Party

Billing address:

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

Original contact person:

Jay Soriano Cell-904-342-1441

E-mail/ fax: Jsoriano@gmsnf.com

At event contacts with cell:

C-

Event date: Saturday June 14th, 2025

Hours of event: 12:00 pm-4:00 pm

Hours of service: 4 Same

Approximate set up time:

Between: 10:30 and 11:00 am

Location name and address:

2740 Copperwood Drive, Orange Park, Fl. 32065

Where to set up at location:

Grass Field

Power within 75': Yes

Set up-grass or pavement:

GR

Water within 75': NA

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

*Mobile DJ Service

Reg. Rate \$ 595.00 Your Cost \$ 495.00

Total Savings \$ 100.00

Sub Total: \$ 495.00

Sales Tax: \$ -

~~Credit Card Fee \$ 17.32~~

Invoice Total: \$ ~~512.32~~

50 % Deposit required: \$ Waived

Balance due at set up:

Payments received \$ -

Current Balance \$ 512.32

NET 10 DAYS AFTER EVENT OR \$50 LATE FEE

RECEIVED

By Tara Lee at 8:48 am, Jun 19, 2025

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.

Civil Design & Consulting Engineers

9556 Historic Kings Road South · Suite 102 · Jacksonville, Florida 32257 · (904) 346-0671 · www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6127
Date 06/18/2025

Project 16050.1 WILFORD PRESERVE CDD

Invoice Amount:

\$1,830.00

Professional Services Rendered through 06/15/2025. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

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	107,121.25	108,951.25	181.59	1,830.00
*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	13,048.75	13,048.75	130.49	0.00
REIMBURSABLES	0.00	10,288.25	10,288.25	0.00	0.00
Total	189,200.00	335,647.18	337,477.18	178.37	1,830.00

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
EOR		
Richard "JJ" Edwards	12.00	1,500.00

Design speed tables in CAD. Add speed tables to the roadway locations on Firethorn Ave within basefile.
Create a Speed Table Plan and send to Dreamfinders for review and approval.
Coordinate with Clay County regarding the installation of the speed tables along Firethorn Ave.
Draft email with Plans of the speed tables requesting county approval for installation.
Coordinate with contractor for cost to construct speed tables within the development.

Phase subtotal		1,830.00
subtotal	14.00	1,830.00

Invoice total 1,830.00

RECEIVED
By Tara Lee at 1:56 pm, Jun 23, 2025