

Wilford Preserve

Community Development District

***Adopted Budget
FY 2026***

Presented by:



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Wilford Preserve
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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	12,555	1,000	13,555	6,000
Miscellaneous Income	668	1,066	200	1,266	1,000
TOTAL REVENUES	\$ 943,967	\$ 692,150	\$ 1,200	\$ 693,350	\$ 944,475

EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 3,000	\$ 1,800	\$ 4,800	\$ 4,800
FICA Taxes	367	230	138	367	367
Engineering	6,000	7,030	1,500	8,530	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	6,554	1,311	7,865	8,258
Trustee Fees	7,000	6,592	-	6,592	7,000
Management Fees	55,213	46,011	9,202	55,213	57,974
Information Technology	1,060	883	177	1,060	1,113
Website Maintenance	1,272	1,060	212	1,272	1,336
Telephone	300	102	198	300	300
Postage	500	256	244	500	500
Insurance General Liability	7,500	7,296	-	7,296	8,208
Printing	1,200	154	1,046	1,200	1,200
Legal Advertising	3,000	1,254	1,746	3,000	3,000
Other Current Charges	600	2	598	600	600
Office Supplies	100	13	87	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 123,571	\$ 97,064	\$ 28,025	\$ 125,089	\$ 127,630

Operations & Maintenance

Amenity Center

Insurance	\$ 11,546	\$ 10,500	\$ -	\$ 10,500	\$ 11,850
General Facility Maintenance	35,000	6,799	28,201	35,000	35,000
Amenity Manager	67,250	39,375	27,875	67,250	71,285
Janitorial Services	15,000	12,776	2,224	15,000	15,900
Pool Maintenance	30,000	25,000	5,000	30,000	31,800
Pool Chemicals	20,000	7,542	12,458	20,000	20,000
Pool Monitors	25,000	3,608	21,392	25,000	25,000
Security Monitoring	1,235	-	1,235	1,235	1,235
Security	93,325	37,368	7,956	45,324	93,325
Permit Fees	900	300	600	900	900
Telephone/Cable/Internet	1,000	-	1,000	1,000	1,000
Electric	25,000	5,621	19,379	25,000	25,200
Water/Sewer/Irrigation	55,000	22,265	2,735	25,000	55,000
Repairs & Replacements	25,000	11,776	8,224	20,000	25,000
Refuse Service	5,040	2,831	669	3,500	5,040
Special Events	6,000	1,730	2,000	3,730	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	\$ 187,751	\$ 142,787	\$ 330,539	\$ 426,635

Wilford Preserve
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>Ground Maintenance</u>					
Landscape Maintenance	\$ 260,000	\$ 86,400	\$ 17,280	\$ 103,680	\$ 260,000
Landscape Contingency	6,000	2,100	3,900	6,000	6,000
Irrigation Maintenance	5,000	-	5,000	5,000	5,000
Lake Maintenance	26,000	8,700	4,350	13,050	26,000
TOTAL GROUND MAINTENANCE	\$ 297,000	\$ 97,200	\$ 30,530	\$ 127,730	\$ 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	\$ 382,015	\$ 306,342	\$ 688,358	\$ 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)	\$ 312,211	\$ (305,142)	\$ 7,069	\$ -

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
Adopted Budget
Debt Service Series 2019A Special Assessment Bonds

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 521,627	\$ 523,341	\$ -	\$ 523,341	\$ 521,627
Interest Earnings	7,500	20,314	2,000	22,314	10,000
Carry Forward Surplus ⁽¹⁾	239,841	232,679	-	232,679	255,984
TOTAL REVENUES	\$ 768,968	\$ 776,334	\$ 2,000	\$ 778,334	\$ 787,611
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
EXCESS REVENUES (EXPENDITURES)	\$ 246,618	\$ 253,984	\$ 2,000	\$ 255,984	\$ 262,161
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/26	<u>\$ 179,045</u>

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
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Interest Income	\$ 2,000	\$ -	\$ 250	\$ 250	\$ 2,000
Capital Reserve Funding	105,000	-	105,000	105,000	93,210
Carry Forward Balance	-	-	-	-	98,495
TOTAL REVENUES	\$ 107,000	\$ -	\$ 105,250	\$ 105,250	\$ 193,705
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)	\$ 103,750	\$ 98,495	\$ 183,705