

WILFORD PRESERVE
Community Development District

SEPTEMBER 16, 2025

AGENDA

**Wilford Preserve
Community Development District**

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

September 9, 2025

Board of Supervisors
Wilford Preserve Community Development District

Dear Board Members:

The Wilford Preserve Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, September 16, 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 August 20, 2025, Meeting
- IV. Discussion of Light Poles Along Cheswick Oak and Firethorn
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity / Operations Manager – Report
- VI. Financial Reports
 - A. Financial Statements as of August 31, 2025
 - B. Check Register
- VII. Supervisors' Requests and Audience Comments
- VIII. Next Scheduled Meeting – Tuesday, October 21, 2025, at 1:30 p.m. at the Plantation Oaks Amenity Center

IX. Adjournment

MINUTES

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Wednesday, August 20, 2025, at 6:00 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
Alex Pinto	Supervisor
Robert Keefe	Supervisor
Gary McKee	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the August 20, 2025, meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 23,
2025 Board of Supervisors Meeting**

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

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the minutes of the July 23, 2025, Board of Supervisors meeting were approved.
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FOURTH ORDER OF BUSINESS

**Acceptance of the Engagement Letter from
Grau & Associates for the Fiscal Year 2025
Audit**

Ms. Giles presented the engagement letter, which documents the auditor's acceptance of the appointment, the objective and scope of the audit, and the extent of the auditor's responsibility.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the engagement letter from Grau & Associates for the fiscal year 2025 audit was accepted.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget

A. Consideration of Resolution 2025-06, Relating to Annual Appropriations and Adopting the Fiscal Year 2026 Budget

Mr. Haber stated that the purpose of this resolution is to adopt the budget in its final form.

Ms. Giles provided an overview of the budget, noting that assessments will remain flat this year.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the public hearing was opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the public hearing was closed.

On MOTION by Mr. Keefe seconded by Mr. Cowling with all in favor Resolution 2025-06, relating to annual appropriations and adopting the budget for fiscal year 2026.

B. Consideration of Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Haber stated that the purpose of this resolution is to levy the assessments and to certify the assessment roll to be sent to Clay County.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Resolution 2025-07, imposing special assessments and certifying an assessment roll was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Request to Install
Fencing Within a District Easement
(3385 Golden Eye)**

Ms. Giles noted that this property is in Cheswick Oaks.

Mr. Cowling stated that he would work with the HOA on this request, as there is a drainage easement on the property.

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

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Ms. Giles presented the proposed meeting schedule including meetings on the third Thursday of each month at 1:30 p.m., with the exception of May and July, which will be held on the third Wednesday at 6:00 p.m.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the fiscal year 2026 meeting schedule was approved as presented.

2. Discussion of Goals & Objectives for Fiscal Year 2026

Ms. Giles presented a list of proposed goals and objectives for fiscal year 2026. She noted Florida Statutes began requiring a list of goals and objectives in 2024.

On MOTION by Mr. McKee seconded by Mr. Keefe with all in favor the goals and objectives for fiscal year 2026 were approved as presented.

D. Amenity / Operations Manager – Report

Ms. Hicks gave an overview of the operations report and recent events that have taken place.

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

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

B. Check Register

Ms. Giles presented the Check Register through the end of May totaling \$36,431.87

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

C. Ratification of Boundary Amendment Funding Request #12

A copy of boundary amendment funding request number 12 totaling \$668.50 was included in the agenda package for the Board's review.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor boundary amendment funding request number 12 was ratified.

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

- Mr. Keefe asked about the possibility of running electricity down Firethorn to get power to the sign. He also asked about getting a cost estimate for alternating streetlights on the outside of the sidewalk. Mr. Cowling responded that Clay Electric has indicated power from a nearby pole could be used. As for the streetlights, Mr. Cowling stated that the District would have to enter into an agreement with Clay Electric and there would be a cost of \$1,200 per light pole up front, on top of the electricity cost.
- Mr. Cowling stated that he is hoping to get the last consent for Cheswick the day after the meeting and will get it over to District Counsel for filing.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 16, 2025, at 6:30 p.m. at the Plantation Oaks Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

D.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum

Date: September 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) - 2

Room Rentals:

- 2 Rentals in August
- 2 Rentals in September

Operations:

- Yellowstone cut/pruned all the palms around the pool deck in August
- Hi-tech had to replace the lock again for the mens bathroom door
- Planning a “fall festival” for late October/early November
- Resident complained about broken sprinkler head on Sycamore
- Waiting on new pool gates to be installed, as well as the new pool signs.
- Residents wanting to know what it will take to get a basketball court installed on part of the field area.
- I would like to plan once a month to hold a game night in our community room; request a tv if possible.

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

SIXTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
August 31, 2025



Wilford Preserve
Community Development District
Combined Balance Sheet
August 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 55,586	\$ -	\$ -	\$ -	\$ 55,586
Due from Other	-	-	-	4,440	4,440
Due from Capital Reserve Fund	5,255	-	-	-	5,255
<u>Investments:</u>					
General Fund Custody	393,622	-	-	-	393,622
State Board of Administration (SBA)	2,874	-	-	-	2,874
<u>Series 2019</u>					
Reserve	-	207,220	-	-	207,220
Revenue	-	254,900	-	-	254,900
Prepaid Expenses	575	-	-	-	575
Deposits	1,350	-	-	-	1,350
Total Assets	\$ 459,262	\$ 462,120	\$ -	\$ 4,440	\$ 925,821
Liabilities:					
Accounts Payable	\$ 1,420	\$ -	\$ -	\$ -	\$ 1,420
Due to General Fund	-	-	5,255	-	5,255
Total Liabilities	\$ 1,420	\$ -	\$ 5,255	\$ -	\$ 6,675
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 575	\$ -	\$ -	\$ -	\$ 575
Deposits	1,350	-	-	-	1,350
Restricted for:					
Debt Service	-	462,120	-	-	462,120
Capital Project	-	-	-	4,440	4,440
Assigned for:					
Capital Reserve Fund	-	-	(5,255)	-	(5,255)
Unassigned	455,916	-	-	-	455,916
Total Fund Balances	\$ 457,841	\$ 462,120	\$ (5,255)	\$ 4,440	\$ 919,146
Total Liabilities & Fund Balance	\$ 459,262	\$ 462,120	\$ -	\$ 4,440	\$ 925,821

Wilford Preserve
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	13,980	7,980
Miscellaneous Income	668	668	1,277	609
Total Revenues	\$ 943,967	\$ 512,241	\$ 693,786	\$ 181,545

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,400	\$ 3,400	\$ 1,000
FICA Taxes	367	337	260	76
Engineering	6,000	6,000	7,985	(1,985)
Attorney	15,000	13,750	6,559	7,192
Annual Audit	4,800	4,800	5,000	(200)
Assessment Roll Administration	5,618	5,618	5,618	-
Arbitrage Rebate	1,200	1,100	600	500
Dissemination Agent	7,865	7,210	7,210	0
Trustee Fees	7,000	6,592	6,592	-
Management Fees	55,213	50,612	50,612	0
Information Technology	1,060	972	972	0
Website Maintenance	1,272	1,166	1,166	-
Telephone	300	275	123	152
Postage	500	458	268	190
Insurance General Liability	7,500	7,500	7,296	204
Printing	1,200	1,100	164	936
Legal Advertising	3,000	2,750	1,349	1,401
Other Current Charges	600	550	2	548
Office Supplies	100	92	14	78
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,571	\$ 115,457	\$ 105,364	\$ 10,093

Wilford Preserve
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 11,546	\$ 11,546	\$ 10,500	\$ 1,046
General Facility Maintenance	35,000	32,083	8,608	23,476
Amenity Manager	67,250	61,646	43,313	18,333
Janitorial Services	15,000	13,750	13,750	-
Pool Maintenance	30,000	27,500	27,500	-
Pool Chemicals	20,000	18,333	8,959	9,374
Pool Monitors	25,000	22,917	4,820	18,097
Security Monitoring	1,235	1,132	-	1,132
Security	93,325	85,548	41,252	44,296
Permit Fees	900	825	300	525
Telephone/Cable/Internet	1,000	917	-	917
Electric	25,000	22,917	6,186	16,730
Water/Sewer/Irrigation	55,000	50,417	24,666	25,751
Repairs & Replacements	25,000	22,917	11,776	11,141
Refuse Service	5,040	4,620	3,103	1,517
Special Events	6,000	5,500	1,730	3,770
Recreational Passes	1,500	1,375	260	1,115
Office Supplies/Mailings/Printing	600	550	-	550
Subtotal Amenity Center Expenditures	\$ 418,396	\$ 384,492	\$ 206,723	\$ 177,768
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 260,000	\$ 238,333	\$ 86,400	\$ 151,933
Landscape Contingency	6,000	5,500	2,820	2,680
Irrigation Maintenance	5,000	4,583	-	4,583
Lake Maintenance	26,000	23,833	9,570	14,263
Subtotal Ground Maintenance Expenditures	\$ 297,000	\$ 272,250	\$ 98,790	\$ 173,460
Total Operations & Maintenance	\$ 715,396	\$ 656,742	\$ 305,513	\$ 351,228
Reserves				
Capital Reserve Fund	\$ 105,000	\$ -	\$ -	\$ -
TOTAL RESERVES	\$ 105,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 943,967	\$ 772,198	\$ 410,877	\$ 361,321
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ (259,958)	\$ 282,909	\$ (179,776)
<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	\$ (259,958)	\$ 284,986	\$ (177,699)
Fund Balance - Beginning	\$ -		\$ 172,856	
Fund Balance - Ending	\$ 0		\$ 457,841	

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	1,473	1,425	-	13,980
Miscellaneous Income	-	-	375	100	-	150	191	200	50	-	211	-	1,277
Total Revenues	\$ 258	\$ 38,500	\$ 541,321	\$ 5,581	\$ 3,211	\$ 10,285	\$ 84,585	\$ 2,055	\$ 4,880	\$ 1,473	\$ 1,636	\$ -	\$ 693,786
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 200	\$ 400	\$ 400	\$ -	\$ 3,400
FICA Taxes	-	-	31	31	31	31	31	31	15	31	31	-	260
Engineering	-	3,500	-	-	-	-	165	-	3,285	80	955	-	7,985
Attorney	1,554	225	29	661	-	-	391	923	1,451	1,325	-	-	6,559
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	655	655	-	7,210
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	4,601	4,601	-	50,612
Information Technology	88	88	88	88	88	88	88	88	88	88	88	-	972
Website Maintenance	106	106	106	106	106	106	106	106	106	106	106	-	1,166
Telephone	-	-	5	39	-	7	9	15	8	19	21	-	123
Postage	26	13	15	9	15	8	10	88	60	13	12	-	268
Insurance General Liability	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing	8	9	18	0	17	16	11	8	6	62	10	-	164
Legal Advertising	322	75	75	82	82	82	82	82	82	293	96	-	1,349
Other Current Charges	-	-	-	-	-	-	-	2	-	-	-	-	2
Office Supplies	9	0	1	0	1	0	0	0	1	1	0	-	14
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	\$ 7,673	\$ 6,975	\$ -	\$ 105,364

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	654	1,809	-	8,608
Amenity Manager	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	-	43,313
Janitorial Services	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,321	1,455	974	-	13,750
Pool Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	27,500
Pool Chemicals	899	-	905	18	776	12	937	62	1,790	2,142	1,417	-	8,959
Pool Monitors	-	-	-	-	-	-	619	1,017	766	1,207	1,212	-	4,820
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	3,492	3,823	3,998	3,955	3,324	3,754	3,656	3,879	3,871	3,617	3,885	-	41,252
Permit Fees	-	-	-	-	-	-	-	300	-	-	-	-	300
Telephone/Cable/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	649	610	539	635	561	549	519	509	537	513	565	-	6,186
Water/Sewer/Irrigation	2,490	2,736	1,989	2,431	1,710	1,557	1,882	2,622	2,364	2,484	2,401	-	24,666
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	269	272	-	3,103
Special Events	-	-	434	97	-	-	-	50	495	654	-	-	1,730
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	\$ 19,432	\$ 18,972	\$ -	\$ 206,723
Ground Maintenance Expenditures													
Landscape Maintenance	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ -	\$ -	86,400
Landscape Contingency	660	-	-	-	-	-	-	-	720	720	720	-	2,820
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	870	870	870	870	870	870	870	870	870	870	870	-	9,570
Streetlighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 10,170	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 10,230	\$ 10,230	\$ 1,590	\$ -	\$ 98,790
Total Operations & Maintenance	\$ 38,149	\$ 25,499	\$ 27,437	\$ 24,962	\$ 25,053	\$ 26,423	\$ 25,376	\$ 31,625	\$ 30,766	\$ 29,662	\$ 20,562	\$ -	\$ 305,513
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	\$ 37,335	\$ 27,537	\$ -	\$ 410,877
Excess (Deficiency) of Revenues over Expenditures	\$ (61,800)	\$ 3,729	\$ 507,260	\$ (29,195)	\$ (27,837)	\$ (22,131)	\$ 47,660	\$ (36,569)	\$ (36,445)	\$ (35,862)	\$ (25,901)	\$ -	\$ 282,909
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)	\$ (35,862)	\$ (25,901)	\$ -	\$ 284,986

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 521,627	\$ 523,341	\$ 1,714
Interest Income	7,500	7,500	21,975	14,475
Total Revenues	\$ 529,127	\$ 529,127	\$ 545,316	\$ 16,189
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	\$ 22,966	\$ 16,189
Net Change in Fund Balance	\$ 6,777	\$ 6,777	\$ 22,966	\$ 16,189
Fund Balance - Beginning	\$ 239,841		\$ 439,154	
Fund Balance - Ending	\$ 246,618		\$ 462,120	

Wilford Preserve
Community Development District
Debt Service Fund Series 2018 B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 24,725	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	76,460	76,460
Interest Income	5,000	4,583	3,290	(1,294)
Total Revenues	\$ 29,725	\$ 4,583	\$ 79,749	\$ 75,166
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	\$ (7,779)	\$ (362,613)	\$ (354,834)
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	\$ (7,779)	\$ (365,903)	\$ (359,839)
Fund Balance - Beginning	\$ 10,110		\$ 365,903	
Fund Balance - Ending	\$ 15,110		\$ -	

Wilford Preserve
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending August 31, 2025

Description	SE 2018B	SE 2019A
<u>Revenues</u>		
<i><u>Interest Income:</u></i>		
Construction	\$ 374	\$ 367
Transfer In	2,928	-
Total Revenues	\$ 3,302	\$ 367
<u>Expenditures</u>		
Capital Outlay	\$ 27,062	\$ 22,364
Transfer Out	1,716	-
Total Expenditures	\$ 28,778	\$ 22,364
Excess Revenues (Expenditures)	\$ (25,476)	\$ (21,997)
Beginning Fund Balance	\$ 25,476	\$ 26,437
Ending Fund Balance	\$ (0)	\$ 4,440

Wilford Preserve
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	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	\$	207,220	
Reserve Fund Balance		207,220	
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

August 31, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	8/21/25	50015-50016	\$ 369.40
Sub-Total			\$369.40
<i>Accounts Payable</i>	8/12/25	787-796	\$ 20,771.14
	8/19/25	797-799	2,211.36
	8/26/25	800	790.00
Sub-Total			\$ 23,772.50
Total			\$ 24,141.90

PR300R

PAYROLL CHECK REGISTER

RUN 8/21/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50015	1	GARY A MCKEE	184.70	8/21/2025
50016	2	ROBERT C KEEFE	184.70	8/21/2025
TOTAL FOR REGISTER			369.40	

WILP WILFORD PRES DLAUGHLIN

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: August 20, 2025

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

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

Approved for Payment:


District Manager Signature

Aug 20, 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 #
8/12/25	00001	8/01/25 205	202508 330-57200-41000		*	3,937.50	
		AUG CONTRACT ADMIN					
		8/01/25 205	202508 320-57200-45500		*	1,250.00	
		AUG JANITORIAL SERVICES					
		8/01/25 205	202508 320-57200-46500		*	2,500.00	
		AUG POOL MAINTENANCE					
			GOVERNMENTAL MANAGEMENT SERVICES				7,687.50 000787
8/12/25	00001	8/01/25 206	202508 310-51300-34000		*	4,601.08	
		AUG MANAGEMENT FEES					
		8/01/25 206	202508 310-51300-35200		*	106.00	
		AUG WEBSITE ADMIN					
		8/01/25 206	202508 310-51300-35100		*	88.33	
		AUG INFORMATION TECH					
		8/01/25 206	202508 310-51300-31300		*	655.42	
		AUG DISSEMINATION SVCS					
		8/01/25 206	202508 310-51300-51000		*	.48	
		OFFICE SUPPLIES					
		8/01/25 206	202508 310-51300-42000		*	11.59	
		POSTAGE					
		8/01/25 206	202508 310-51300-42500		*	9.75	
		COPIES					
		8/01/25 206	202508 310-51300-41000		*	21.00	
		TELEPHONE					
		8/01/25 206	202508 320-57200-46510		*	673.37	
		POOL CHEMICALS-TRICHLOR					
		8/01/25 206	202508 320-57200-46510		*	12.23	
		POOL CHEMS-MURIATIC ACID					
		8/01/25 206	202508 320-57200-46510		*	74.65	
		POOL CHEMS-NAT ENZYMES					
			GOVERNMENTAL MANAGEMENT SERVICES				6,253.90 000788
8/12/25	00030	7/31/25 7153281	202508 320-57200-46510		*	657.00	
		AUG POOL CHEMICALS					
			HAWKINS INC				657.00 000789
8/12/25	00023	7/16/25 87431636	202507 320-57200-45000		*	199.84	
		MAINTENANCE SUPPLIES					
			HD SUPPLY FORMERLY HOME DEPOT PRO				199.84 000790
8/12/25	00023	7/16/25 87431637	202507 320-57200-45500		*	34.94	
		JANITORIAL SUPPLIES					
			HD SUPPLY FORMERLY HOME DEPOT PRO				34.94 000791
8/12/25	00023	7/16/25 87431638	202507 320-57200-45000		*	121.34	
		MAINTENANCE SUPPLIES					
			HD SUPPLY FORMERLY HOME DEPOT PRO				121.34 000792
			WILP WILFORD PRES OKUZMUK				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/25	00026	8/01/25 428089	202508 320-57200-49600	AUG CLOUD MGMT SERVICES	*	85.00	
				HI-TECH SYSTEM ASSOCIATES			85.00 000793
8/12/25	00020	7/31/25 20	202507 320-57200-46530	JUL POOL MONITOR SERVICES	*	1,211.96	
				RIVERSIDE MANAGEMENT SERVICES			1,211.96 000794
8/12/25	00035	8/01/25 11299	202508 320-57200-49600	AUG SECURITY SERVICES	*	3,799.66	
				SECURITY DEVELOPMENT GROUP LLC			3,799.66 000795
8/12/25	00016	7/29/25 960952	202507 330-57200-42010	MOW CHESWICK OAKS AVE	*	720.00	
				YELLOWSTONE LANDSCAPE			720.00 000796
8/19/25	00001	8/13/25 207	202507 320-57200-45000	JUL GEN FACILITY MAINT	*	1,176.36	
				GOVERNMENTAL MANAGEMENT SERVICES			1,176.36 000797
8/19/25	00033	8/14/25 2056162	202508 330-57200-46000	AUG LAKE MAINTENANCE	*	870.00	
				THE LAKE DOCTORS INC			870.00 000798
8/19/25	00018	8/13/25 6192	202508 310-51300-31100	PROF SRVS THUR 08/13/25	*	165.00	
				TAYLOR & WHITE INC			165.00 000799
8/26/25	00018	8/13/25 6191	202508 310-51300-31100	PROF SRVS THUR 08/10/25	*	790.00	
				TAYLOR & WHITE INC			790.00 000800
TOTAL FOR BANK A						23,772.50	
TOTAL FOR REGISTER						23,772.50	

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

Invoice #: 205
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

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

Alison Moring
8-6-25

Balance Due	\$7,687.50
-------------	------------

By Tara Lee at 11:06 am, Aug 07, 2025

Governmental Management Services, LLC

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

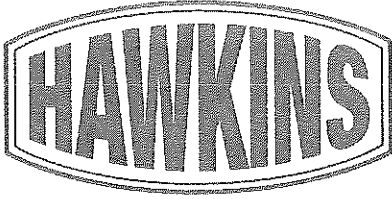
Invoice**Invoice #:** 206**Invoice Date:** 8/1/25**Due Date:** 8/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2025		4,601.08	4,601.08
Website Administration - August 2025		106.00	106.00
Information Technology - August 2025		88.33	88.33
Dissemination Agent Services - August 2025		655.42	655.42
Office Supplies		0.48	0.48
Postage		11.59	11.59
Copies		9.75	9.75
Telephone		21.00	21.00
Pool Chemicals - Trichlor		673.37	673.37
Pool Chemicals - Muriatic Acid		12.23	12.23
Pool Chemicals - Natural Pool Enzymes		74.65	74.65

Total \$6,253.90**Payments/Credits** \$0.00**Balance Due** \$6,253.90**RECEIVED***By Tara Lee at 10:54 am, Aug 07, 2025*

Original



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

INVOICE

Total Invoice	\$657.00
Invoice Number	7153281
Invoice Date	7/31/25
Sales Order Number/Type	4895698 SL
Branch Plant	74
Shipment Number	5867188

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/30/25	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	215.0000	GA	\$3.0000	GA	2,079.1 LB	\$645.00
		1 LB BLK (Mini-Bulk)		215.0000	GA			2,079.1 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 4:24 pm, Aug 05, 2025

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$657.00

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 §600-1.4(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.



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	07/16/2025
INVOICE NUMBER	874316367
ACCOUNT NUMBER	1762094
ORDER NO.	63541612

FOR INQUIRIES CALL: (866) 412-6726
FAX: (877) 712-8726
www.HomeDepotPro.com/Institutional
customer@supplyworks.com

SOLD TO:

490 1 MB 0.672 E0050X 10093 D14480323991 S2 P10860662 0001:0003



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		
63541612			JX01N - JACKSONVI				NET 30 DAYS		0.00		
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX CODE
1	193228	1	SLOAN 111XL REGAL FLUSH VALVE	1	1	0	EA	179.99		179.99	
Old Item Number: 304543											
2	RCP1820579	8	CLOTH MICROFIBER 12X12 BLUE - 288/C	10	10	0	EA	1.19		11.90	
\$7.95 Handling Charge											
Delivery information for this invoice may be found at: www.HomeDepotPro.com/Institutional											
Approved by: Sayla Hicks 8/11/25 1.320.57200.45000											
RECEIVED By Tara Lee at 1:40 pm, Aug 11, 2025											
RECEIVED AUG 08 2025											
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL		
191.89			0.00			7.95			199.84		

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. INVOICE PAYMENTS MADE BY CREDIT CARD OR OTHER FEE-BEARING PAYMENT METHODS MAY RESULT IN A PROCESSING FEE. 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



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762094	874316367	07/16/2025	199.84
			NET DUE DATE 08/15/25
			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 404468
Atlanta GA 30384-4468



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

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INVOICE

Page 1 of 1

INVOICE DATE	07/16/2025
INVOICE NUMBER	874316375
ACCOUNT NUMBER	1762094
ORDER NO.	63541613

FOR INQUIRIES CALL: (866) 412-6726
FAX: (877) 712-6726
www.HomeDepotPro.com/Institutional
customer@supplyworks.com

SOLD TO:

490 1 MB 0.672 E0050 I0094 D14480323999 S2 P10860862 0002:0003



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				
63541613						DROPSHIP			NET 30 DAYS		0.00				
LN	ITEM NO.		CAT	DESCRIPTION			ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
1	334238375		8	DISINFCTNG WPES CITRUS 3/PKG			1	1	0	PK		24.95			24.95
							FREIGHT			9.99					
Delivery information for this invoice may be found at: www.HomeDepotPro.com/Institutional															
Approved by: Sayla Hicks 8/11/25 1.320.57200.45500															
<div>RECEIVED By Tara Lee at 1:43 pm, Aug 11, 2025</div>															
<div>RECEIVED AUG 08 2025</div>															
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES				INVOICE TOTAL			
24.95				0.00				9.99				34.94			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. INVOICE PAYMENTS MADE BY CREDIT CARD OR OTHER FEE-BEARING PAYMENT METHODS MAY RESULT IN A PROCESSING FEE. 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



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762094	874316375	07/16/2025	34.94
			NET DUE DATE 08/15/25
			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 404468
Atlanta GA 30384-4468



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

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INVOICE

Page 1 of 1

INVOICE DATE	07/16/2025
INVOICE NUMBER	874316383
ACCOUNT NUMBER	1762094
ORDER NO.	63561626

FOR INQUIRIES CALL: (866) 412-6726

FAX: (877) 712-6726

www.HomeDepotPro.com/Institutional
customer@supplyworks.com

SOLD TO:

490 1 MB 0.672 E050 I0095 D14480324008 S2 P10860662 0003:0003



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			
63561626				JS07152025		JX01N - JACKSONVI			NET 30 DAYS		0.00			
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
1	3302305		1	Sloan Handle Repair Kit		2	2	0	EA		8.72	17.44		
Old Item Number: 090498														
2	3323192		1	FLUSH VALVE VACUUM BREAKER REBUILD.		2	2	0	EA		5.49	10.98		
Old Item Number: 093385														
3	3301041		1	*SLOAN REPAIR KIT/1.6 CLOSET		2	2	0	EA		35.99	71.98		
Old Item Number: 225888														
\$7.95 Handling Charge														
\$12.99 Minimum Order Charge														
Delivery Information for this invoice may be found at: www.HomeDepotPro.com/Institutional														
				Approved by: Sayla Hicks 8/11/25 1.320.57200.45000										
<div>RECEIVED By Tara Lee at 1:43 pm, Aug 11, 2025</div>														
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES				INVOICE TOTAL		
100.40				0.00				20.94				121.34		

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. INVOICE PAYMENTS MADE BY CREDIT CARD OR OTHER FEE-BEARING PAYMENT METHODS MAY RESULT IN A PROCESSING FEE. 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



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762094	874316383	07/16/2025	121.34
			NET DUE DATE 08/15/25
			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 404468
Atlanta GA 30384-4468



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 428089
Invoice Date: 08/01/2025
Completed: 08/01/2025
Terms: Due on Aging Date
Bid#:

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

475 West Town Place
Ste 114

[Click Here to Pay Online!](#)

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			6.38
Sales Tax			

Approved by:
Sayla Hicks
8/7/25
1.320.57200.49600
Wilford Preserve CDD

RECEIVED

By Tara Lee at 4:14 pm, Aug 07, 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	\$91.38
Payments	\$-6.38
Balance Due	\$85.00

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

Invoice

Bill To:
Wilford Preserve CDD

Invoice #: 20
Invoice Date: 7/31/2025
Due Date: 7/31/2025
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through July 2025	56.37	21.50	1,211.96
<i>Alison Moring</i> <i>8-12-25</i>			

Total \$1,211.96

Payments/Credits \$0.00

Balance Due \$1,211.96

RECEIVED

By Tara Lee at 9:51 am, Aug 12, 2025

WILFORD PRESERVE CDD

POOL MONITOR

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
56.37	Pool Monitor	\$ 21.50	\$ 1,211.96

Covers July 2025

GL Code 1.320.572.46530

TOTAL DUE:

\$ 1,211.96

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/25	7.05	J.S.	Pool Monitor
7/6/25	7.18	M.G.	Pool Monitor
7/12/25	6.78	M.G.	Pool Monitor
7/13/25	7.1	M.G.	Pool Monitor
7/19/25	6.9	M.G.	Pool Monitor
7/20/25	7.03	M.G.	Pool Monitor
7/26/25	7.2	M.G.	Pool Monitor
7/27/25	7.13	M.G.	Pool Monitor
GRAND TOTAL	<u><u>56.37</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

Approved by:

Sayla Hicks
8/11/25
1.320.57200.49600

INVOICE # 11299

DATE 08/01/2025

DUE DATE 08/31/2025

TERMS End of the month

SERVICE MONTH

August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	90	31.15	2,803.50
Vehicle Patrol 3 patrols a day Mon - Thurs	48	18.67	896.16
Fuel Charge Fuel Charge	1	100.00	100.00

SUBTOTAL	3,799.66
TAX	0.00
TOTAL	3,799.66
BALANCE DUE	\$3,799.66

RECEIVED

By Tara Lee at 1:44 pm, Aug 11, 2025



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
960952	7/29/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 28, 2025

Invoice Amount: \$720.00

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

RECEIVED

By Tara Lee at 1:47 pm, Jul 31, 2025

Invoice Total **\$720.00**

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

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

Invoice #: 207

Invoice Date: 8/13/25

Due Date: 8/13/25

Case:

P.O. Number:

Bill To:

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

Approved by:

Sayla Hicks
1.320.57200.4500
8/14/25
Wilford Preserve

Total	\$1,176.36
Payments/Credits	\$0.00
Balance Due	\$1,176.36

Alison Mossing
8-15-25

RECEIVED

By Tara Lee at 11:05 am, Aug 15, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/15/25	7	A.A.	Replaced pool deck fence panel, installed new posts and concrete them in, reinstalled gate access, removed broken spring rider from park
7/15/25	7	C.W.	Assisted with replacing pool fence panel, installed new posts and concrete them in, reinstalled gate access, removed broken spring rider from park
7/16/25	6.5	A.A.	Removed old fence panels and gate to pool, reinstalled new posts, reinstalled gate and old panel, installed new panel and modified to fit
7/16/25	6.5	C.W.	Removed old fence panels and gate to pool, reinstalled new posts, reinstalled gate and old panel, installed new panel and modified to fit
TOTAL	<u>27</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WILFORD PRESERVE				
	6/30/25	Constant Contact Monthly Fee	35.26	S.H.
	7/15/25	50lb Sakrete Fast Set Concrete (5)	39.45	A.A.
	7/15/25	2" Angle Sash Brush	13.77	A.A.
	7/16/25	50lb Sakrete Fast Set Concrete	7.89	A.A.
		TOTAL	<u><u>\$96.36</u></u>	

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

Approved by:
Sayla Hicks
8/14/25
1.330.57200.46000

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

RECEIVED

By Tara Lee at 8:41 am, Aug 15, 2025

00000007307253001000000030010900000008700091

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 8/14/2025****Invoice 2056162****PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/14/2025	Water Management - Monthly		\$870.00	\$0.00	\$870.00
2,3,4,5,6,7,10,11,13- treated in and around the ponds for invasive aquatic weeds and algae					
Ponds 8,9,12,14- treated for algae in the ponds					
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 District Manager
Marilee Giles
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice number 6192
Date 08/13/2025

Project **16050.4 WILFORD PRESERVE CDD-
GENERAL FUND**

Professional Services Rendered through 08/10/2025. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$165.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*CDD MEETING- GENERAL FUND- (HRLY)	0.00	1,155.00	1,320.00	0.00	165.00
PUBLIC FACILITY REPORT- (LS)	7,000.00	3,500.00	3,500.00	50.00	0.00
*PROJECT ADMINISTRATION - (HRLY)	0.00	165.00	165.00	0.00	0.00
REIMBURSABLES	0.00	80.64	80.64	0.00	0.00
Total	7,000.00	4,900.64	5,065.64	72.37	165.00

*CDD MEETING- General Fund- (HRLY)

D. Glynn Taylor, P.E.

Billed
Amount
165.00

Invoice total **165.00**

RECEIVED

By Tara Lee at 1:32 pm, Aug 13, 2025

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

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

Invoice number 6191
Date 08/13/2025

Project 16050.1 WILFORD PRESERVE CDD

Invoice Amount:

\$790.00

Professional Services Rendered through 08/10/2025. ~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	109,031.25	109,821.25	183.04	790.00
*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
*SLEEVEING 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	337,557.18	338,347.18	178.83	790.00

*District Engineer-HRLY-NTE

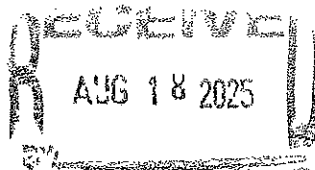
D. Glynn Taylor, P.E.

eor

Richard "JJ" Edwards

Create Plans of the Speed Tables based off of the location provided by the CDD. Send PDF to CDD and DFH for review.

Update location of the speed table off of Firethorn based off correspondence with CDD board member.. Send updated PDF for review/approval.



Units	Billed Amount
1.00	165.00
5.00	625.00

Phase subtotal	790.00
subtotal	6.00
	790.00

Invoice total **790.00**

RECEIVED

By Tara Lee at 10:40 am, Aug 25, 2025